



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 Email: development.control@moray.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100620896-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Proposed dwelling-house and detached garage

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	S Reid Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	The Sma Glen
Last Name: *	Reid	Building Number:	
Telephone Number: *	+447598299753	Address 1 (Street): *	Rothes
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberlour
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB38 7AG
Email Address: *	info@sreiddesign.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Mosacre
First Name: *	Robert	Building Number:	
Last Name: *	Morrison	Address 1 (Street): *	Boharm
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Craigellachie
Extension Number:		Country: *	Scotland, UK
Mobile Number:		Postcode: *	AB38 9RL
Fax Number:			
Email Address: *	info@sreiddesign.co.uk		

## Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL

Northing

848020

Easting

332739

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

26967.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Unused farmland

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? \*

- New/Altered septic tank.  
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).  
 Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \*

Foul water will be taken to a proposed treatment plan and then into a nearby watercourse. See GMC Surveys report. Surface water will be taken to a proposed raingarden and then into a nearby watercourse. See GMC Surveys report.

Do your proposals make provision for sustainable drainage of surface water?? \*  Yes  No  
(e.g. SUDS arrangements) \*

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Do you have any agricultural tenants? \*

Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr Scott Morrison

Address:

Coldholm Farm, Boharm, Craigellachie, ABERLOUR, Scotland, UK, AB38 9RL

Date of Service of Notice: \*

10/03/2023

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Stewart Reid

On behalf of: Mr Robert Morrison

Date: 10/03/2023

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

Yes  N/A

A Design Statement or Design and Access Statement. \*

Yes  N/A

A Flood Risk Assessment. \*

Yes  N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

Yes  N/A

Drainage/SUDS layout. \*

Yes  N/A

A Transport Assessment or Travel Plan

Yes  N/A

Contaminated Land Assessment. \*

Yes  N/A

Habitat Survey. \*

Yes  N/A

A Processing Agreement. \*

Yes  N/A

Other Statements (please specify). (Max 500 characters)

A Drainage Assessment and Tree Survey Report have been uploaded.

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Stewart Reid

Declaration Date: 10/03/2023

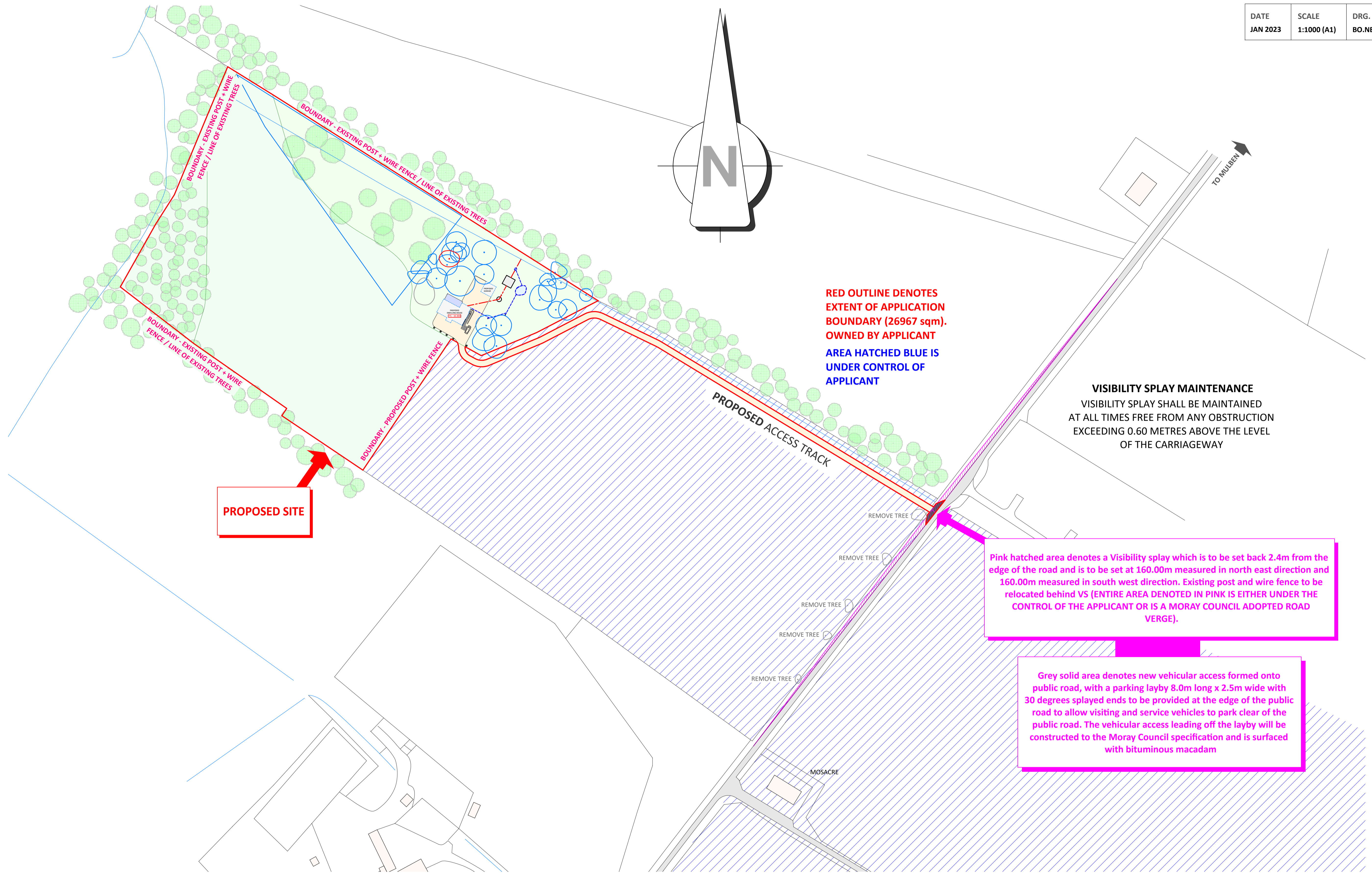
## Payment Details

Cheque: Applicant will pay by BACS, 00000000

Created: 10/03/2023 15:55



DATE	SCALE	DRG. NO.
JAN 2023	1:1000 (A1)	BO.NEUK / PIP / 02



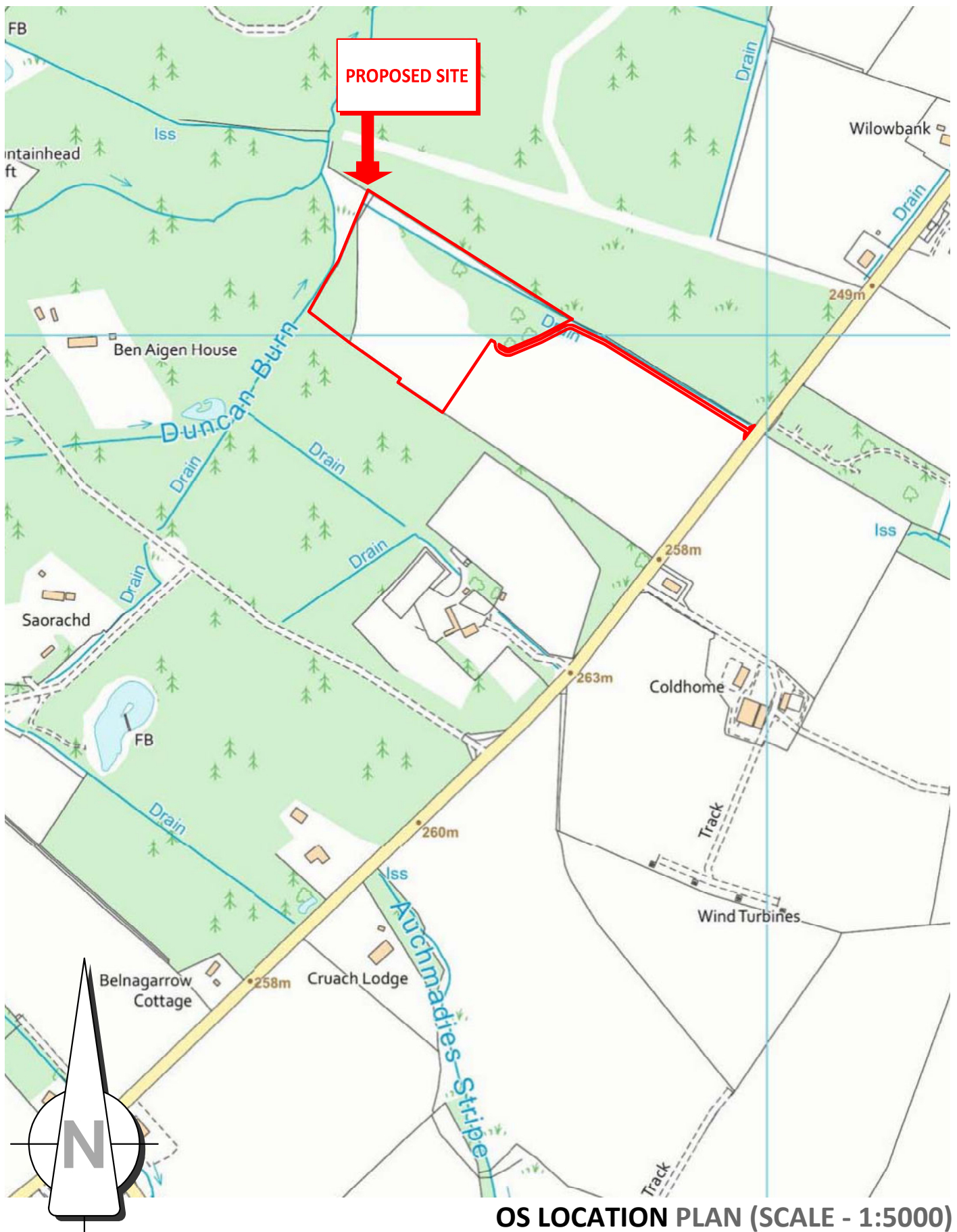
## Block Plan (scale 1:1000)

Proposed dwelling-house and detached garage at  
 Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL  
 For Mr and Mrs Morrison

**S Reid Design**  
 CHARTERED ARCHITECTURAL DESIGN SERVICE

S.REID MCIAT  
 CHARTERED ARCHITECTURAL TECHNOLOGIST  
 THE SMA GLEN, ROTHES, ABERLOUR, AB38 7AG  
 M - (07598) 299753  
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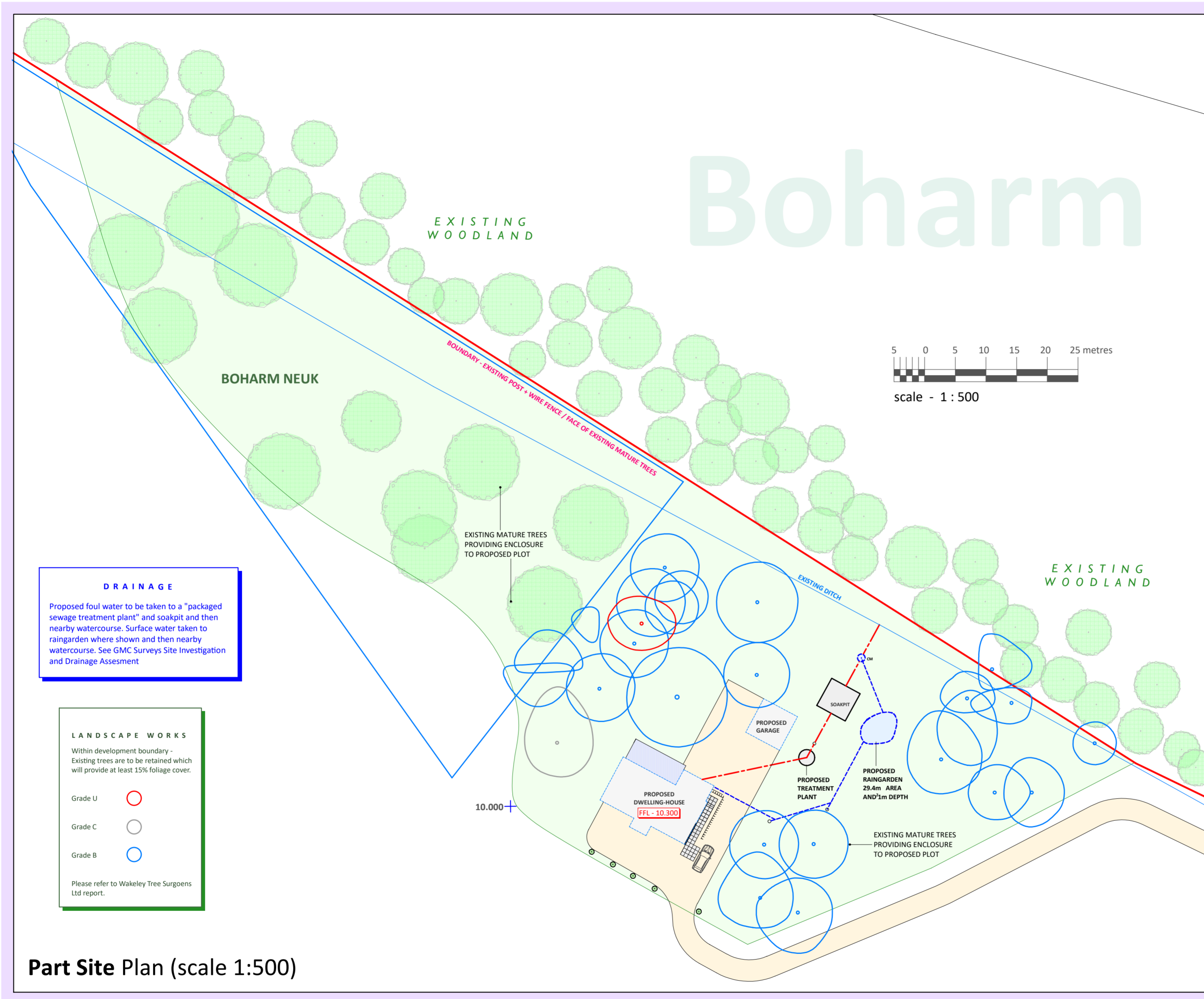


**OS LOCATION PLAN (SCALE - 1:5000)**

Proposed dwelling-house and detached garage at Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL  
 For Mr and Mrs Morrison

S.REID MCIAT  
 CHARTERED ARCHITECTURAL TECHNOLOGIST  
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 W - [www.sreiddesign.co.uk](http://www.sreiddesign.co.uk)





**DRAINAGE**

Proposed foul water to be taken to a "packaged sewage treatment plant" and soakpit and then nearby watercourse. Surface water taken to raingarden where shown and then nearby watercourse. See GMC Surveys Site Investigation and Drainage Assessment

**LANDSCAPE WORKS**

Within development boundary - Existing trees are to be retained which will provide at least 15% foliage cover.

Grade U ○

Grade C ○

Grade B ○

Please refer to Wakeley Tree Surgeons Ltd report.

**Part Site Plan (scale 1:500)**

Boharm Neuk

Proposed dwelling-house and detached garage at  
 Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL  
 For Mr and Mrs Morrison

**S Reid Design**  
 CHARTERED ARCHITECTURAL DESIGN SERVICE

S.REID MCIAT  
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Gary Mackintosh

Email: [gmsurveys@gmail.com](mailto:gmsurveys@gmail.com)

Tel: 07557431702

# gmsurveys

Surveys, Setting-Out Civil Engineering Design

## Site Investigation & Drainage Assessment

BOHARM NEUK

Gary Mackintosh BSc

[gmsurveys@gmail.com](mailto:gmsurveys@gmail.com)

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***Client:***

Mr and Mrs Morrison

***Site Address:***

Boharm Neuk  
Boharm  
By Craigellachie

***Planning Reference:***

TBC

***Date:***

1<sup>st</sup> March 2023

***Job Number:***

GMC23-024

***Company Information:***

Assessment completed by:

Gary Mackintosh Bsc

**GMCSurveys**

34 Castle Street

Forres

Moray

IV36 1PW

Email: gmcsurveys@gmail.com

Telephone: 07557 431 702

***Site Description:***

The proposals are to erect a new single dwelling and detached garage within land located at Boharm to the northeast of Craigellachie together with all associated infrastructure.

The SEPA Flood Maps have been consulted which confirm that the development lies out with any areas of fluvial and pluvial flooding during a 1:200year event. There is an area of surface water flooding shown to the southeast, downstream of the site associated with an existing ditch. In order to ensure that the development has no detrimental impact on the surrounding area, it is proposed that any surface water infrastructure is designed to manage flows up to and including a 1:200year event.

GMC Surveys were asked to carry out a site investigation and to provide a drainage solution for the proposals.

***Soil Conditions:***

Excavations were carried out on 21<sup>st</sup> February 2023 to assess the existing soils and the suitability for the use of sub surface soakaways as a method of foul and surface water management.

The trial pits were excavated to a depth of 1.6m.

300mm Topsoil overlying reddish/brown, firm to stiff, slightly silty, gravelly clays proved to the depth of the excavations. Some water ingress was noted at the base of the excavations.

The trial hole locations can be found in Appendix A.

There was no evidence of contamination within the trial pits.

The percolation and Infiltration testing within the pits was abandoned due to the water ingress.

### ***Conclusion and Recommendations:***

Based on the onsite investigations it can be confirmed that the underlying soils are not suitable for the use of standard stone filled soakaways as a drainage solution for both foul and surface waters.

### ***Foul Water***

There is an existing drainage ditch located along the northeast boundary of the proposed site. Ditch flows southeast, culverting the public road and entering the wider network of watercourses within the area.

Based on the above it is proposed that the foul waters are to discharge to the to the existing Drainage ditch as shown within Appendix A.

A Packaged sewage treatment plant will require to be installed, the final make and model are to be confirmed by the chosen supplier.

Prior to discharge SEPA require an additional level of treatment and storage in the form of a filter bed with a minimum base area of 25m<sup>2</sup>.

The soakpit dimensions are therefore to be **5.0m x 5.0m with 1.0m** below the invert of the inlet. The 100mm outlet is to be set 300mm below the invert of the incoming pipe.

Alternative dimensions may be used for the soakpit in order to suit the layout of the site ensuring that the base area of **25m<sup>2</sup>** is maintained. Due to the presence of the water ingress encountered during the testing, the foul water soakpit is to be wrapped in an impermeable polypropylene membrane or similar approved to prevent water ingress into the foul water system.

It is recommended to install a Graff One2Clean packed sewage treatment plant with a minimum 6PE (4bed) which produces an effluent quality of: B.O.D – 7.0mg/l and Ammonia Nitrogen of 0.5mg/l however the final tank specification is to be determined by the applicant.

### ***Surface Water Dispersal:***

It is proposed that the surface water is also to discharge to the existing drainage ditch.

Prior to discharge the surface waters will require to be stored, treated and attenuated to a pre - determined rate in order to ensure the post development runoff does not exceed the pre - development rate.

In line with The Moray Council Flood Risk Management Teams current policy, it is proposed to discharge the surface waters to a rain garden providing a sustainable method of surface water management. The rain garden will have stone filled storage beneath sized to accommodate flows up to and including a 1:200year event with 37% allowance for climate change.

The calculation sheets below indicate a minimum storage of **8.80m<sup>3</sup>** based on a contributing area of 170m<sup>2</sup> (proposed house and garage roof area with extra over) with the discharge limited to 0.5l/s.

Allow for a depth of 1.0m maximum of 30% storage within 40mm Stone =  $8.80 / 0.3 = \underline{29.40\text{m}^2}$ .

I can therefore confirm that there is adequate space available within the site to accommodate the proposed rain garden. The plan view of the rain garden will form an irregular shape ensuring that the depth remains as 1.0m of storage below the invert of the inlet and the overall area is equal to a minimum of 29.40m<sup>2</sup>.

Typical details for the rain garden and the foul water soakpit have been included within Appendix B. Due to the presence of the water ingress encountered during the testing, raingarden structure is to be wrapped in an impermeable polypropylene membrane or similar approved to prevent water ingress into the system.

The design of the drainage features can be found in Appendix C.

**SEPA consent will be required prior to installation of the proposed drainage.**

## References

1. Scottish Planning Policy 7: Planning and Flooding. Scottish Executive, Feb 2004.
2. Planning Advice Note 61: Planning and Sustainable Drainage Systems. Scottish Executive, July 2001.
3. CIRIA C521 Sustainable Urban Drainage Systems, Design Manual for Scotland and Northern Ireland, 2000.
4. CIRIA C697 Sustainable Urban Drainage Systems, Design Manual for Scotland and Northern Ireland 2007.
5. CIRIA C753 – The Suds Manual
6. Building Research Establishment. BRE Digest 365 – Soakaway Design, 1991.
7. CIRIA, Report 156, Infiltration Drainage – Manual of Good Practice, 1996.
8. Sewers for Scotland 3<sup>rd</sup> Edition
9. Water Assessment and Drainage Assessment Guide (WADAG) January 2016
10. Suds for Roads



MasterDrain  
SW

**gmcsurveys**  
Surveys, Setting Out Civil Engineering Design

Shireen Villa, 34 Castle Street  
Forres IV36 1FN  
email: gmcsurveys@gmail.com  
Mobile: 07557 431 702

Job No. <b>GMC23-024</b>		
Sheet no. <b>1</b>		
Date <b>01/03/23</b>		
By <b>GM</b>	Checked	Approved

Project <b>Boharm Neuk, Boharm, Craigellachie</b>
Title <b>Surface Water Storage Requirements</b>

**Data:-**

Location = CRAIGELLACHIE      Grid reference = NJ2844  
M5-60 (mm) = 15.8                  r = 0.25  
Soil index = 0.30                    SAAR (mm/yr) = 800  
Return period = 200                WRAP = 2  
UCWI = 0.0                          Climate change = +37%

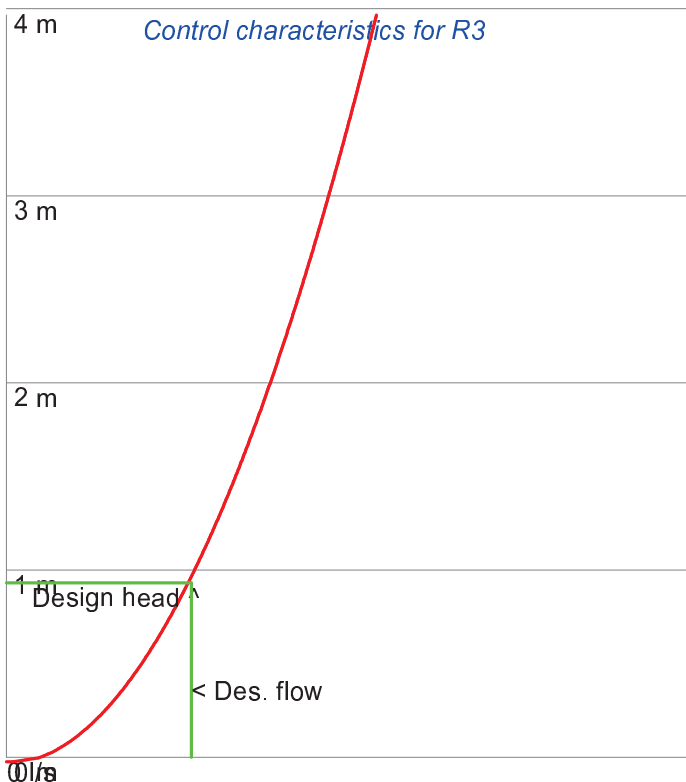
- i) Very permeable soils with shallow ground water;
- ii) Permeable soils over rock or fragipan, commonly on slopes in western Britain associated with smaller areas of less permeable wet soils; The layer is low in organic matter, mottled and (fragipan - a natural subsurface horizon having a higher bulk density than the solum above. Seemingly cemented when dry but showing moderate to weak brittleness when moist. Slowly or very slowly permeable to water. It is found in profiles of either cultivated or virgin soils but not in calcareous material).
- iii) Moderately permeable soils, some with slowly permeable subsoils.

Percentage runoff = 95.0% (manual setting)

Imperv. area = 170 m<sup>2</sup>                      Pervious area = 0 m<sup>2</sup>  
Total area = 170 m<sup>2</sup>                      Equiv area = 162 m<sup>2</sup> (Tot. area x % runoff).  
Total runoff = 17.1 m<sup>3</sup>                      Discharge rate = 0.500 l/s

Design Head = 1.0m                      Peak flow = 0.50 l/s  
Control device = R3                      Orifice diam = 19.8 mm  
Max. calc. depth = 0.99 m                Available depth = 0.0 m<sup>3</sup>

Pipeline storage = 0.0 m<sup>3</sup>                Available MH storage = 0.0 m<sup>3</sup>  
Offline storage = 0.0 m<sup>3</sup>                Peak input flow = 1.86 l/s  
Total storage = 8.8 m<sup>3</sup>



Head (m)	Flow (l/s)	Head (m)	Flow (l/s)
0.01	0.02	2.01	0.71
0.05	0.11	2.05	0.72
0.10	0.16	2.10	0.72
0.15	0.19	2.15	0.73
0.20	0.22	2.20	0.74
0.25	0.25	2.25	0.75
0.30	0.27	2.30	0.76
0.35	0.30	2.35	0.77
0.40	0.32	2.40	0.77
0.45	0.34	2.45	0.78
0.50	0.35	2.50	0.79
0.55	0.37	2.55	0.80
0.60	0.39	2.60	0.81
0.65	0.40	2.65	0.81
0.70	0.42	2.70	0.82
0.75	0.43	2.75	0.83
0.80	0.45	2.80	0.84
0.85	0.46	2.85	0.84
0.90	0.47	2.90	0.85
0.95	0.49	2.95	0.86
1.00	0.50	3.00	0.87
1.05	0.51	3.05	0.87
1.10	0.52	3.10	0.88
1.15	0.54	3.15	0.89
1.20	0.55	3.20	0.89
1.25	0.56	3.25	0.90
1.30	0.57	3.30	0.91
1.35	0.58	3.35	0.92
1.40	0.59	3.40	0.92
1.45	0.60	3.45	0.93
1.50	0.61	3.50	0.94
1.55	0.62	3.55	0.94
1.60	0.63	3.60	0.95
1.65	0.64	3.65	0.96
1.70	0.65	3.70	0.96
1.75	0.66	3.75	0.97
1.80	0.67	3.80	0.97
1.85	0.68	3.85	0.98
1.90	0.69	3.90	0.99
1.95	0.70	3.95	0.99
2.00	0.71	4.00	1.00



MasterDrain  
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Shireen Villa, 34 Castle Street  
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Job No. <b>GMC23-024</b>		
Sheet no. <b>2</b>		
Date <b>01/03/23</b>		
By <b>GM</b>	Checked	Approved

Project **Boharm Neuk, Boharm, Craigellachie**

Title **Surface Water Storage Requirements**

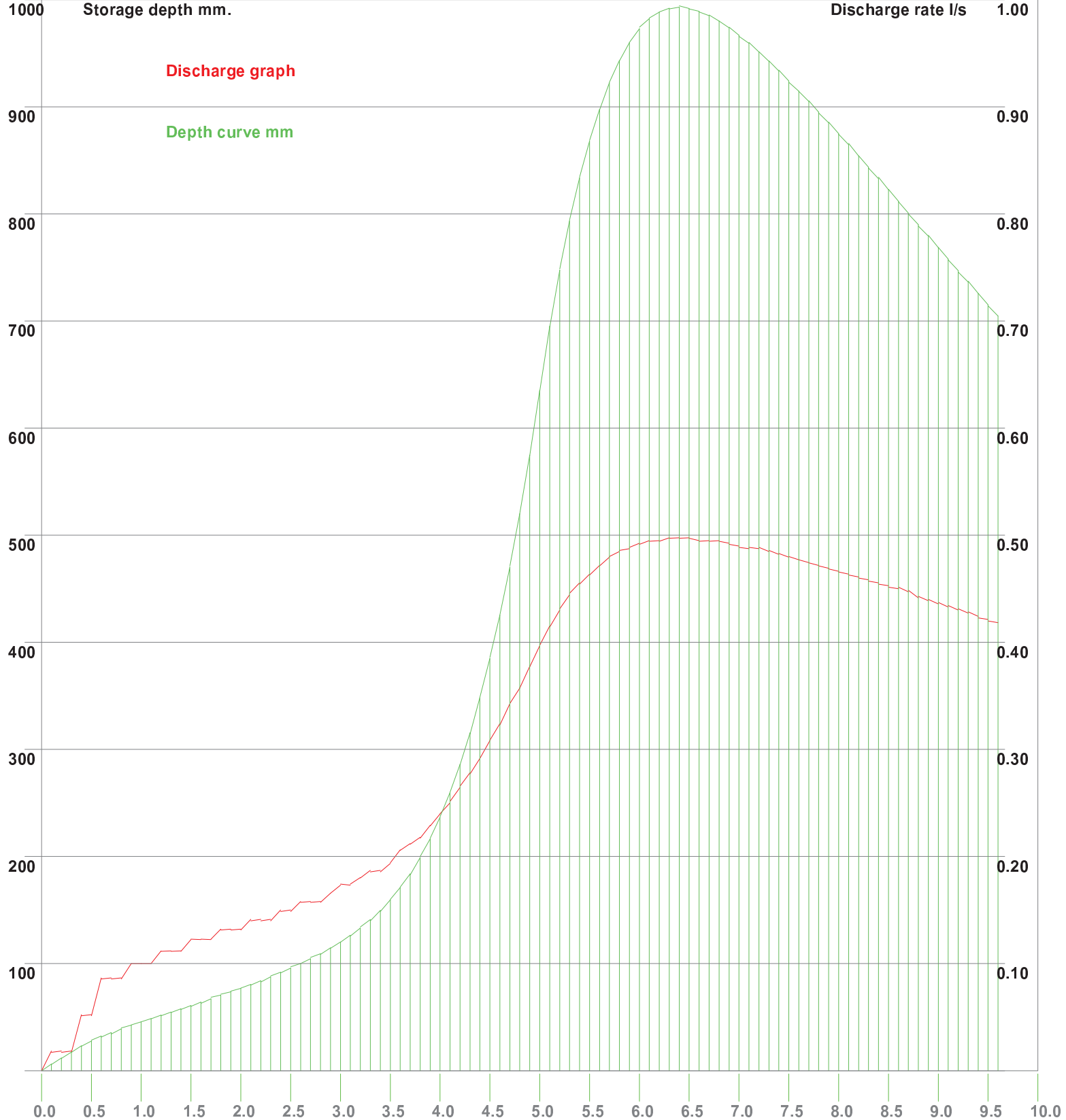
Storage curves for a 10 hours storm.

Storage depth mm.

Discharge rate l/s

Discharge graph

Depth curve mm





Job No. <b>GMC23-024</b>		
Sheet no. <b>3</b>		
Date <b>01/03/23</b>		
By	Checked	Approved
<b>GM</b>		

MasterDrain  
SW

Project **Boharm Neuk, Boharm, Craigellachie**  
Title **Surface Water Storage Requirements**

**Incremental rainfall figures.**

Storm Mins	Storage Depth mm	Control Flow l/s	Storm Mins	Storage Depth mm	Control Flow l/s
6.0	6.2	0.02	306.0	695.1	0.42
12.0	11.8	0.02	312.0	747.6	0.43
18.0	17.5	0.02	318.0	793.6	0.44
24.0	23.3	0.05	324.0	833.6	0.46
30.0	27.8	0.05	330.0	868.1	0.46
36.0	32.4	0.09	336.0	897.6	0.47
42.0	35.7	0.09	342.0	922.6	0.48
48.0	39.1	0.09	348.0	943.3	0.48
54.0	42.6	0.10	354.0	959.9	0.49
60.0	45.6	0.10	360.0	972.9	0.49
66.0	48.7	0.10	366.0	982.3	0.49
72.0	52.0	0.11	372.0	988.4	0.49
78.0	54.8	0.11	378.0	992.0	0.50
84.0	57.8	0.11	384.0	993.0	0.50
90.0	61.0	0.12	390.0	991.8	0.50
96.0	64.1	0.12	396.0	989.1	0.49
102.0	67.2	0.12	402.0	985.2	0.49
108.0	70.6	0.13	408.0	980.0	0.49
114.0	73.7	0.13	414.0	973.8	0.49
120.0	77.0	0.13	420.0	966.8	0.49
126.0	80.5	0.14	426.0	959.2	0.49
132.0	84.0	0.14	432.0	951.1	0.49
138.0	87.8	0.14	438.0	942.4	0.48
144.0	91.9	0.15	444.0	933.4	0.48
150.0	95.8	0.15	450.0	924.2	0.48
156.0	100.2	0.16	456.0	914.6	0.48
162.0	104.5	0.16	462.0	905.0	0.47
168.0	109.3	0.16	468.0	895.1	0.47
174.0	114.7	0.17	474.0	885.1	0.47
180.0	120.3	0.17	480.0	874.8	0.47
186.0	126.4	0.17	486.0	864.5	0.46
192.0	133.3	0.18	492.0	854.1	0.46
198.0	141.1	0.19	498.0	843.5	0.46
204.0	149.7	0.19	504.0	832.9	0.46
210.0	159.7	0.19	510.0	822.5	0.45
216.0	171.0	0.21	516.0	811.7	0.45
222.0	183.9	0.21	522.0	800.8	0.45
228.0	199.0	0.22	528.0	789.9	0.44
234.0	216.5	0.23	534.0	779.2	0.44
240.0	236.6	0.24	540.0	768.4	0.44
246.0	259.8	0.25	546.0	757.8	0.43
252.0	286.0	0.26	552.0	747.1	0.43
258.0	315.5	0.28	558.0	736.4	0.43
264.0	348.3	0.29	564.0	725.8	0.42
270.0	384.9	0.31	570.0	715.2	0.42
276.0	425.4	0.32	576.0	704.5	0.42
282.0	470.4	0.34	582.0	694.0	0.42
288.0	520.0	0.36	588.0	683.4	0.41
294.0	574.8	0.38	594.0	673.0	0.41
300.0	635.4	0.40	600.0	662.4	0.41

Using the Get Max button causes the program to step through a series of storm durations until a maximum volume is obtained.

Each duration is sampled 600 times and the results recorded. The storm durations (hrs) are:-

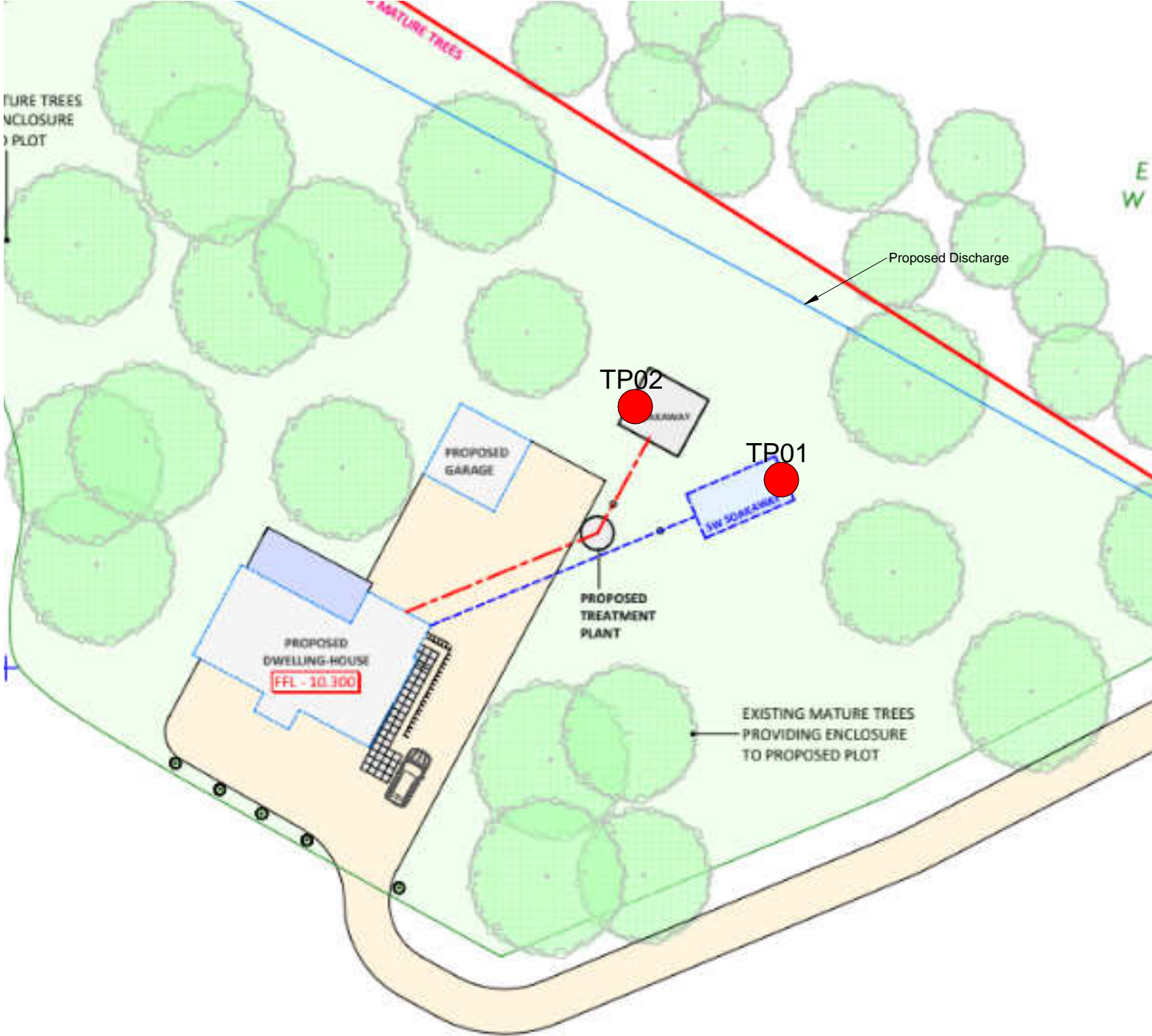
0.25, 0.5, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 15, 18, 20, 24, 30, 36, 42, 48, 54, 60, 66, 72, 84, 96, 120, 150, 175, 200, 250, 300, 375, 500, 750, 1000, 1250, 1500, 1570, 2000, 2500, 3000, 3500, 4000

It should be noted that the six hour storm frequently requested rarely demonstrates the worst case for storage.



**APPENDIX A**

Site Layout/Test Hole Locations



REV:	DESCRIPTION:	BY:	DATE:
STATUS:		ISSUE	

**gmcsurveys**  
 Surveys, Setting Out, Civil Engineering Design  
 T: 07557 431 702  
 E: gmcsurveys@gmail.com

CLIENT: Mr and Mrs Morrison

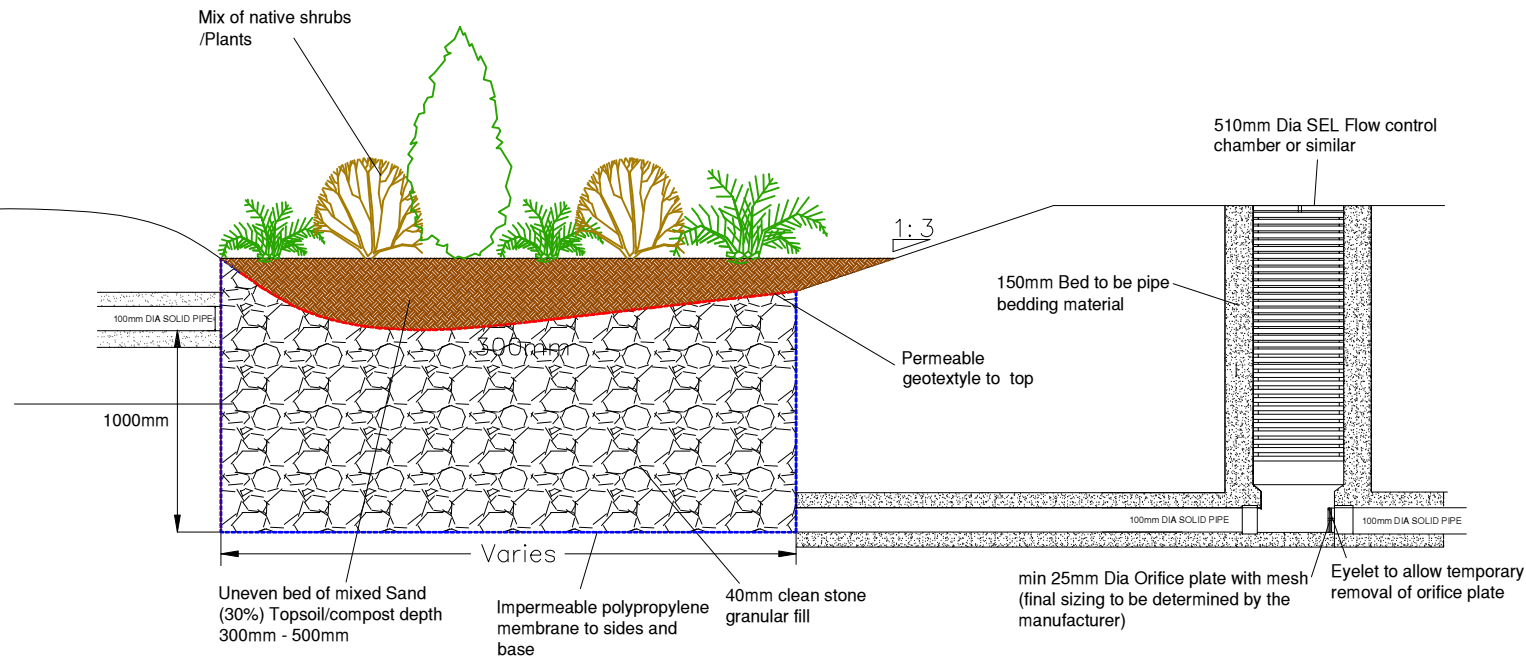
SITE: Boharm Neuk  
 Boharm, Craigellachie

TITLE: Test Hole Location

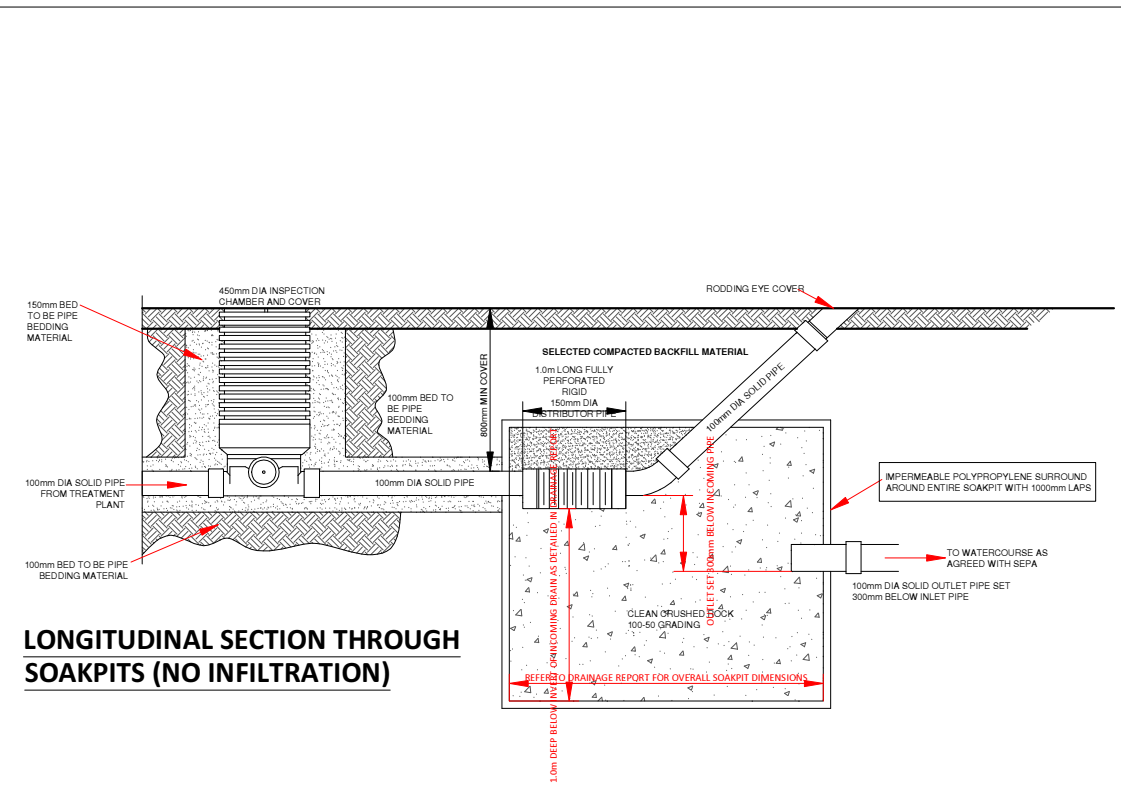
SCALE AT A4:	DATE:	DRAWN:	CHECKED:
NTS	MAR23	GM	
PROJECT NO:	DRAWING NO:	REVISION:	
GMC23-024	Appendix A	-	

**APPENDIX B**

Drainage Details



**LONGITUDINAL SECTION THROUGH PROPOSED RAINGARDEN**



**LONGITUDINAL SECTION THROUGH SOAKPITS (NO INFILTRATION)**

REV:	DESCRIPTION:	BY:	DATE:
STATUS: <b>ISSUE</b>			

**gmcsurveys**  
 Surveys, Setting Out, Civil Engineering Design  
 T: 07557 431 702  
 E: gmcsurveys@gmail.com

CLIENT: **Mr and Mrs Morrison**

SITE: **Boharm Neuk  
Boharm, Craigellachie**  
 TITLE: **Foul and Surface Water  
Drainage Details**

SCALE AT A4: NTS	DATE: MAR23	DRAWN: GM	CHECKED:
PROJECT NO: GMC23-024	DRAWING NO: Appendix B	REVISION:	



EST 1987

# WAKELEY TREE SURGEONS LTD

## Arboricultural Specialists

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### Arboricultural Report

**Proposed Site :** Boharm Neuk, Boharm, Craigellachie

#### Contents

1. Introduction
2. Survey Methodology
3. Site Overview
4. Potential Constraints
5. Summary of Findings & Conclusion
6. Arboricultural Impact Assessment
7. Arboricultural Method Statement
8. References
9. Photographs
10. Appendices

Appendix One: Tree Survey Data

Appendix Two: Survey Headings

Appendix Three: Tree Survey Recommendations

Appendix Four: Tree Constraints Plan

Appendix Five: Tree Protection Plan

## **1.0 Introduction**

**1.1** The following pre-development tree survey has been carried out by Wakeley Tree Surgeons Ltd. to assess and identify the impact a proposed development may have on trees within and adjacent to a proposed plot at Boharm.

**1.2** The survey has been carried out by Jonathan Boocock (PTI) of Wakeley Tree Surgeons, in accordance with British Standards 'Trees in relation to design, demolition and construction – Recommendations (BS5837:2012).

**1.3** All trees have been inspected using Ground Visual Inspection techniques. No climbing inspections or below ground investigations have been undertaken. Should a more detailed inspection be deemed appropriate, this will be advised in recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending upon internal and external factors. The conclusions and recommendations contained within this report relate to the trees only at the time of inspection and do not constitute a tree risk assessment report.

**1.4** Inspection was undertaken on the 15<sup>th</sup> February 2023. The weather conditions at the time of inspection were a damp 6 degrees centigrade, clearing throughout the day.

**1.5** The objective of this survey was to identify and gather information pertaining to the location of trees and hedgerows on the site and how they may be impacted by construction and development of the site. The survey will detail any constraints to the proposed development. An arboricultural impact assessment addresses the likely impact of the proposed development on trees within and adjacent to the site. Recommendations are made for tree works considered necessary for health and safety reasons or to facilitate the protection of trees during construction work in accordance with BS 3998:2010 Recommendation for tree works, and an arboricultural method statement is included to provide guidance in relation to tree protection during construction. If landscape planting recommendations are required, please do not hesitate to contact Wakeley Tree Surgeons Ltd. for further advice.

## **2.0 Survey Methodology**

**2.1** Unless otherwise stated tree inspections have been undertaken from ground level using non-invasive techniques only.

**2.2** All trees, groups of trees and hedgerows surveyed have been given a number prefixed by a letter, T, G, H respectively and were assessed using the 'Cascade chart for tree quality assessment' as described in Table 1 of the BS 5837:2012. Where accessible and it was deemed necessary trees were physically tagged with an individual numbered identification tag. The locations of trees, groups of trees and hedgerows on and adjacent to the site are shown on the Tree Constraints Plan (TCP Appendix 4).

**2.3** In accordance with BS 5837:2012 only trees with a stem diameter of 75mm or greater were surveyed and for these trees tree species, height, stem diameter and crown spread were recorded. Trees forming obvious groups were assessed as such.

**2.4** The findings of the survey are given in tabular form in Appendix 1. A full explanation of survey headings is given in Appendix 2.

**2.5** No information was provided or shared about the sites soil structure and no onsite assessment has taken place as part of this survey. BS 5837:2012 states that a soil assessment should be carried out by a competent person to establish the structure and clay content to assess its shrinkability, the pH and composition. A soil survey of this nature is considered outside the scope of this arboricultural assessment however British Geological Society Viewer has been used to gather some of this information.

**2.6** An arboricultural method statement is included to provide guidance in relation to tree protection during construction, however for soil structure in relation to construction advice should be sought from a Structural Engineer.

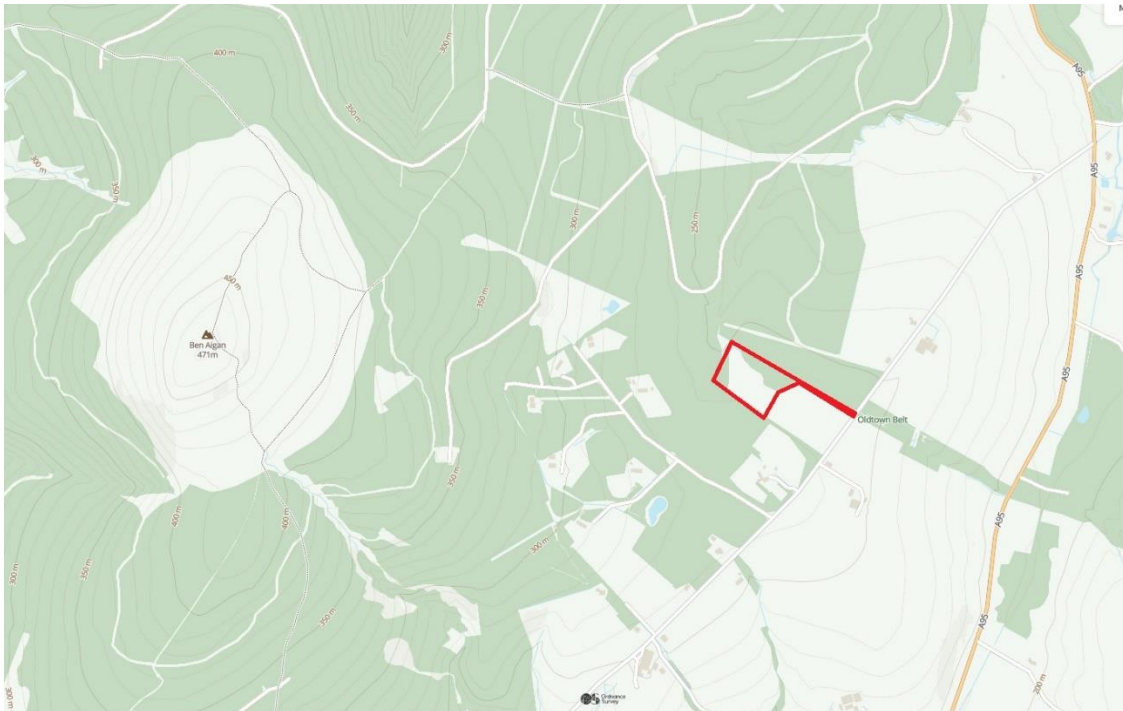
### 3.0 Site Overview

#### 3.1 Location

Map 1



Map 2



**3.1.1** The sites access is located just under a mile south from the A95 in Boharm. The proposed access will make use of an old field entrance currently serviced by an overgrown and unusable metal gate.



**3.1.2** The field in which the plot is situated is surrounded by stock fencing on wooden posts. The proposed plot was not individually fenced or marked out at the time of this survey.

### **3.2 Topography**

**3.2.1** An accurate topographical survey of the site was not provided. During the survey tree locations were plotted using GPS or measured in relation to site boundaries and other known features and triangulated. The Tree Constraints Plan provides a good representation of tree location in relation to the site and proposed development however this information should be layered on to the accurate topographical survey whenever possible.

**3.2.2** The site is reasonably level, dropping away towards the west. There are drainage channels throughout the trees on site and a running ditch alongside the proposed driveway.

### **3.3 Geology and Soils**

**3.3.1** British Geological society viewer indicates that the site consists of Findlater Flag Formation with an area of alluvium and river terrace deposits, of gravel, sand, silt and clay.

### **3.4 Climate**

**3.4.1** The climate of the locality is typical of much of the Highland region in having average summer temperatures for its relative UK latitude, combined with low rainfall totals and long daylight hours. The northerly latitude of the site has a direct bearing on winter conditions, with on average 15 days of the month having air frost from 1<sup>st</sup> December – 28<sup>th</sup> February. Winds are a prevailing westerly, but a desiccating north-north easterly wind can be a feature of the winter period.

## **4.0 Potential Constraints**

### **4.1 Legal Constraints**

**4.1.1** Investigation with the Local Planning Authority has revealed that there are no Tree Preservation Orders (TPO) enforced upon the site, and the site is not within a designated Conservation Area. Permission should be sought from the relevant landowner.

**4.1.2** As the site extent is less than 5ha, an Environmental Impact Assessment (EIA) is not required as defined by the forestry operations threshold (EU Directive 337 (1985)).

**4.1.3** Investigation with Historic Scotland has revealed that there are no Scheduled Monuments present within the site boundary.

### **4.2 Ecological Constraints**

**4.2.1** There were no direct sightings or evidence of protected species during the site visit, however the trees assessed constitute a limited but wholly integrated part of a much larger tree network. It is likely that species such as Red Squirrels may utilise the trees to varying degrees, although there is no evidence of permanent residence.

**4.2.2** It should also be taken into consideration that nesting birds are protected by law (Section 1, Wildlife and Countryside Act (1981)), and reasonable measures should be taken to minimise disturbance and physical impacts. There were no signs of nesting birds at the time of the survey.

## **5.0 Summary of Findings and Conclusion**

**5.1** A total of 35 trees or groups have been surveyed. A breakdown of the number of trees in each retention category is shown in the Table 1 below;

**Table One: Breakdown of Tree Categorisation**

	Category A	Category B	Category C	Category U
Trees	0	24	6	1
Groups	0	4	0	0
Hedgerows	0	0	0	0

**5.2** Category A trees are high quality trees with an estimated remaining life expectancy of at least 40 years and there would be a general presumption for retention of these trees.

**5.3** Category B trees are trees of moderate quality with an estimated remaining life expectancy of at least 20 years

**5.4** Category C trees are of low quality with an expected remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

**5.5** Category U trees are those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than ten years.

## **6.0 Arboricultural Impact Assessment**

**6.1** Based on the proposed site layout, from drawings provided, the arboricultural impact of the proposed development was assessed as follows:

**6.1.1** The proposed dwellings will have limited impact to trees within the site. The footprint has intentionally been placed between the existing trees taking into account RPA's with the intention to retain all the trees.

**6.1.2** Proposed plans indicate that a layby is to be positioned on the roadside at the start of the access driveway. Currently the access gateway is overgrown with a young willow tree (T27), this will need to be removed.

**6.1.3** Removal of T31, T30, T29, T28 will be required to facilitate the required visibility splay. These are poor examples of tree due to repeat maintenance by flailing, in order to prevent them from growing across the highway.

**6.1.4** There are multiple windblown trees within Group 4, some of which protrude onto the highway verge to the north of the proposed access track. It will be required that these fallen trees are taken back beyond the woodland fencing in order to not obstruct the view within the required visibility splay.

**6.1.5** There is a drainage ditch running between the proposed driveway and G4. Due to the depth of this ditch and resultant distance between the trees and the driveway any required ground works will not impact these trees.

**6.2 Replanting;** No indication of how the site is to be landscaped has been discussed. Potentially removal of trees and scrub will be required to facilitate this build and as such replacement landscape planting should take account of any habitats lost onsite. The new planting scheme should include an assemblage of native species of local provenance, resulting in an uplift in the quality of trees onsite.

### **6.3 Tree Constraints Plan**

Refer to the tree constraints Plan (TCP) for the location of trees and hedgerows on site (Appendix 3). The TCP has been produced as the basis for the assessment of the constraints imposed by existing trees on the proposed design.

### **6.4 Tree Protection Plan**

The tree Protection plan (TPP: Appendix 4) shows the indicative position of the Root Protection Area (RPA) for the trees and hedgerows with a retention priority. **The RPA (as described in BS5837:2012 sec. 3.7) represents the minimum area around a tree in which the ground should remain undisturbed** and is shown as a yellow line on the TPP. Refer to Tree Survey Data: appendix 1 for accurate RPA radiuses).

## 7.0 Arboricultural Method Statement

The Arboricultural Method Statement provides information about how to protect trees and their root systems during the construction process. The steps described below should be used as reference by the main contractor in order to prepare a site specific method statement for the construction works. The method statement is to be used in conjunction with the TPP which details the extent of root protection areas.

### 7.1 Pre-Construction

The Developer will appoint an arboriculturalist to oversee tree protection measures for the duration of the project. The arboriculturalist should make regular visits to ensure continued compliance and deal with project specific issues as they arise.

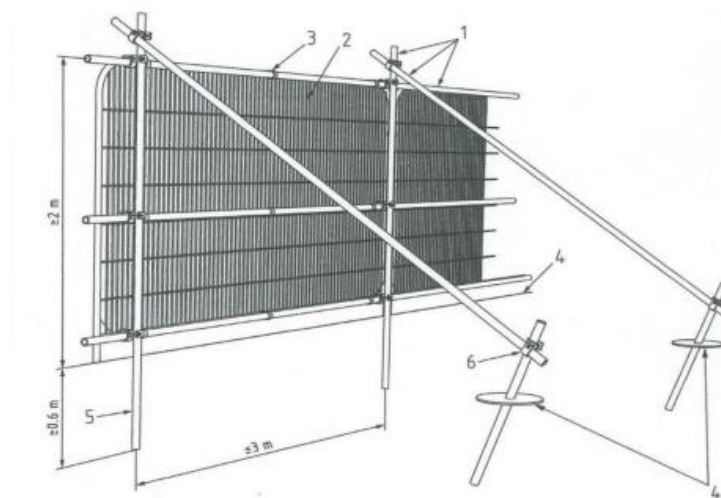
### 7.2 Tree Works

The developer will appoint qualified arborists to complete pruning and felling works as specified in the tree survey recommendations (Appendix 3). All works must be carried out must conform to BS3998:2010 Tree Work. Recommendations. Any damage caused to a tree during the construction phase should be reported immediately to the site manager so that inspection and/or remedial works can be undertaken.

### 7.3 Protective Fencing

On completion of tree works, protective fencing should be erected where required, as specified in the Tree Protection Plan, in accordance with BS 5837:2012 . Fencing is intended as a precautionary measure to prevent accidental damage to the rooting area of retained trees. This protective fencing must stay in place for the duration of construction works and remain intact and undamaged.

Figure 1: : Illustration of Default Specification Vertical Barrier (reproduced from BS5837:2012)



#### Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2m tall, galvanised tube & welded mesh infill panels
- 3 Panels secured to uprights & cross members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

### 7.4 Ground Protection

Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a temporary set-back in the alignment of the tree protection barrier. Temporary ground

protection within the RPA must be capable of supporting any load without affecting or compacting the underlying soil. These operations must only take place after consultation, and with the supervision of the project arboriculturalist.

#### **7.5 Post Construction**

On completion of construction works, it is recommended that retained trees are re-inspected by an arborist in order to identify any additional remedial works required to ensure tree health and site safety.

## **8.0 References**

<http://www.rhs.org.uk>

<http://www.subsidencebureau.com>

<http://www.historic-scotland.gov.uk/>

<http://moray.gov.uk/>

<http://metoffice.gov.uk/>

BS 5837:2012 Trees in relation to design, demolition and construction – recommendations.

BS 3998:2010 Tree work – recommendations.

British Geological Society Viewer

NatureScot SiteLink



## 9.0 Photographs

**Photo 1:** Roadside Rowans needing removed to facilitate visibility splay



**Photo 2:** T19 Silver Birch tree with Birch polypore fruiting body





**Photo 3:** T4 Scots pine; typical example of the pine trees within this site



**Photo 4:** G2 Young woodland at the northwest of the plot consisting mostly of planted Alder



## **10.0 Appendices**

Appendix One: Tree Survey Data

Appendix Two: Survey Headings

Appendix Three: Tree Survey Recommendations

Appendix Four: Tree Constraints Plan

Appendix Five: Tree Protection Plan

**Appendix One: Tree Survey Data**

Ref.	Species	Structure	Measurements	General Observations	Retention Category	Spread	RPA
G1	Scots Pine x42 <i>(Pinus sylvestris)</i>	Group	Height (m): 12 42 stems, avg.(mm): 400 Spread (m): 7N, 7E, 7S, 7W	Group of 42 Mature Scots Pine trees, between 10 and 15m tall, with an average DBH of around 400mm.  2 standing dead trees within the group area.	B2	N:7 E:7 S:7 W:7	Area: 3700 sq m, plus a 1m buffer.
G2	Spruce <i>(Picea sp.)</i> Alder <i>(Alnus sp.)</i> Scots Pine <i>(Pinus sylvestris)</i>	Group	Height (m): 7 3 stems, avg.(mm): 100 Spread (m): 5N, 5E, 5S, 5W	Fenced area of younger planting.  Mostly Alder planted with several self set spruce coming through  There is a small group of mature Scots pine within the fenced area	B2	N:5 E:5 S:5 W:5	Area: 5614 sq m, plus a 1m buffer.
G3	Sitka Spruce <i>(Picea sitchensis)</i>	Group	Height (m): 20 Stem Diam (mm): 350 Spread (m): 5N, 5E, 5S, 5W	Sitka Spruce Plantation with 3x Rowan along fence line	B2	N:5 E:5 S:5 W:5	Area: 4696 sq m, plus a 1m buffer.

G4	Sitka Spruce ( <i>Picea sitchensis</i> ) European Larch ( <i>Larix decidua</i> ) Norway Spruce ( <i>Picea abies</i> )	Group	Height (m): 20 3 stems, avg.(mm): 400 Spread (m): 6N, 6E, 6S, 6W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Plantation with areas of different species planting; Sitka, Norway Spruce and Larch	B2	N:6 E:6 S:6 W:6	Area: 50053 sq m, plus a 1m buffer.
T001	Silver Birch ( <i>Betula pendula</i> )	Tree	Height (m): 6 Stem Diam (mm): 180 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Main union 2m	B2	N:3 E:3 S:3 W:3	Radius: 2.2m. Area: 15 sq m.
T002	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 10 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Historic pruning stubs up trunk to 2m	B2	N:5 E:5 S:5 W:4	Radius: 6.0m. Area: 113 sq m.
T003	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 11 Stem Diam (mm): 450 Spread (m): 4N, 5E, 4S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Concrete rubble within root plate	B2	N:4 E:5 S:4 W:4	Radius: 5.4m. Area: 92 sq m.

T004	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 10 Stem Diam (mm): 450 Spread (m): 2N, 3E, 3S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:2 E:3 S:3 W:6	Radius: 5.4m. Area: 92 sq m.
T005	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 12 2 stems, avg.(mm): 350 Spread (m): 5N, 6E, 3S, 2W Life Stage: Mature Rem. Contrib.: 30+ Years	Bifocates at 1m above ground	B2	N:5 E:6 S:3 W:2	Radius: 5.9m. Area: 109 sq m.
T006	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 11 Stem Diam (mm): 450 Spread (m): 4N, 4E, 2S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Hanging branch at 4m	B2	N:4 E:4 S:2 W:4	Radius: 5.4m. Area: 92 sq m.
T007	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 12 2 stems, avg.(mm): 400 Spread (m): 6N, 4E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	Forks near ground level	B2	N:6 E:4 S:5 W:5	Radius: 6.8m. Area: 145 sq m.
T008	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 11 Stem Diam (mm): 500 Spread (m): 7N, 6E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Lowest branch below 1m	B2	N:7 E:6 S:5 W:5	Radius: 6.0m. Area: 113 sq m.

T009	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 10 Stem Diam (mm): 450 Spread (m): 5N, 5E, 6S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Pruning stub to north at 2m	B2	N:5 E:5 S:6 W:6	Radius: 5.4m. Area: 92 sq m.
T010	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 8 Stem Diam (mm): 450 Spread (m): 7N, 5E, 4S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Low branch to north at 1m	B2	N:7 E:5 S:4 W:6	Radius: 5.4m. Area: 92 sq m.
T011	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.
T012	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 8 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Multistemmed from 1m	B2	N:5 E:5 S:5 W:5	Radius: 6.0m. Area: 113 sq m.
T013	Silver Birch ( <i>Betula pendula</i> )	Tree	Height (m): 6 Stem Diam (mm): 350 Spread (m): 5N, 5E, 5S, 5W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Lean to north west	B2	N:5 E:5 S:5 W:5	Radius: 4.2m. Area: 55 sq m.

T014	Silver Birch ( <i>Betula pendula</i> )	Tree	Height (m): 12 2 stems, avg.(mm): 450 Spread (m): 6N, 6E, 6S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Forks at ground level	B2	N:6 E:6 S:6 W:6	Radius: 7.6m. Area: 181 sq m.
T015	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 10 Stem Diam (mm): 500 Spread (m): 8N, 8E, 8S, 8W Life Stage: Mature Rem. Contrib.: 30+ Years	Forks at ground	B2	N:8 E:8 S:8 W:8	Radius: 6.0m. Area: 113 sq m.
T016	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 12 Stem Diam (mm): 550 Spread (m): 8N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Cavity at base with visible frass in bottom	C2	N:8 E:5 S:5 W:5	Radius: 6.6m. Area: 137 sq m.
T017	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 12 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:5 W:5	Radius: 6.0m. Area: 113 sq m.
T018	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	Low branch at 1m to north	B2	N:5 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.

T019	Silver Birch ( <i>Betula pendula</i> )	Tree	Height (m): 9 2 stems, avg.(mm): 250 Spread (m): 4N, 5E, 4S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Polypore at 50cm	U	N:4 E:5 S:4 W:5	None - due to Retention Category of U.
T020	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 12 Stem Diam (mm): 450 Spread (m): 5N, 5E, 5S, 5W	Small suppressed secondary upright to north	B2	N:5 E:5 S:5 W:5	Radius: 5.4m. Area: 92 sq m.
T021	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 8 Stem Diam (mm): 400 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Low branch to north	B2	N:4 E:4 S:4 W:4	Radius: 4.8m. Area: 72 sq m.
T022	Silver Birch ( <i>Betula pendula</i> )	Tree	Height (m): 9 Stem Diam (mm): 300 Spread (m): 4N, 4E, 4S, 4W	S shaped trunk in bottom 2m	B2	N:4 E:4 S:4 W:4	Radius: 3.6m. Area: 41 sq m.
T023	Silver Birch ( <i>Betula pendula</i> )	Coppiced	Height (m): 8 Stem Diam (mm): 200 Spread (m): 5N, 5E, 5S, 5W		B2	N:5 E:5 S:5 W:5	Radius: 2.4m. Area: 18 sq m.
T024	Silver Birch ( <i>Betula pendula</i> )	Tree	Height (m): 8 Stem Diam (mm): 200 Spread (m): 2N, 1E, 3S, 3W		B2	N:2 E:1 S:3 W:3	Radius: 2.4m. Area: 18 sq m.



T025	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 1S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:1 W:5	Radius: 4.8m. Area: 72 sq m.
T026	Scots Pine ( <i>Pinus sylvestris</i> )	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 1N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:1 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.
T027	Goat Willow ( <i>Salix caprea</i> )	Tree	Height (m): 5 4 stems, avg.(mm): 150 Spread (m): 4N, 4E, 2S, 4W Life Stage: Young Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:4 E:4 S:2 W:4	Radius: 3.6m. Area: 41 sq m.
T028	Rowan ( <i>Sorbus aucuparia</i> )	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:3 E:3 S:3 W:1	Radius: 1.2m. Area: 5 sq m.
T029	Rowan ( <i>Sorbus aucuparia</i> )	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:3 E:3 S:3 W:1	Radius: 1.2m. Area: 5 sq m.
T030	Rowan ( <i>Sorbus aucuparia</i> )	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 2N, 3E, 2S, 1W	Previously flailed on roadside Rooted in ditch side bank	C2	N:2 E:3 S:2 W:1	Radius: 1.2m. Area: 5 sq m.

T031	Rowan ( <i>Sorbus aucuparia</i> )	Tree	Height (m): 6 Stem Diam (mm): 100 Spread (m): 2N, 2E, 2S, 1W	Previously flailed on roadside  Rooted in ditch side bank	C2	N:2 E:2 S:2 W:1	Radius: 1.2m. Area: 5 sq m.
------	--	------	--	--	----	--------------------------	--------------------------------

## **Appendix Two: Key to Tree Survey Schedule Criteria and Headings**

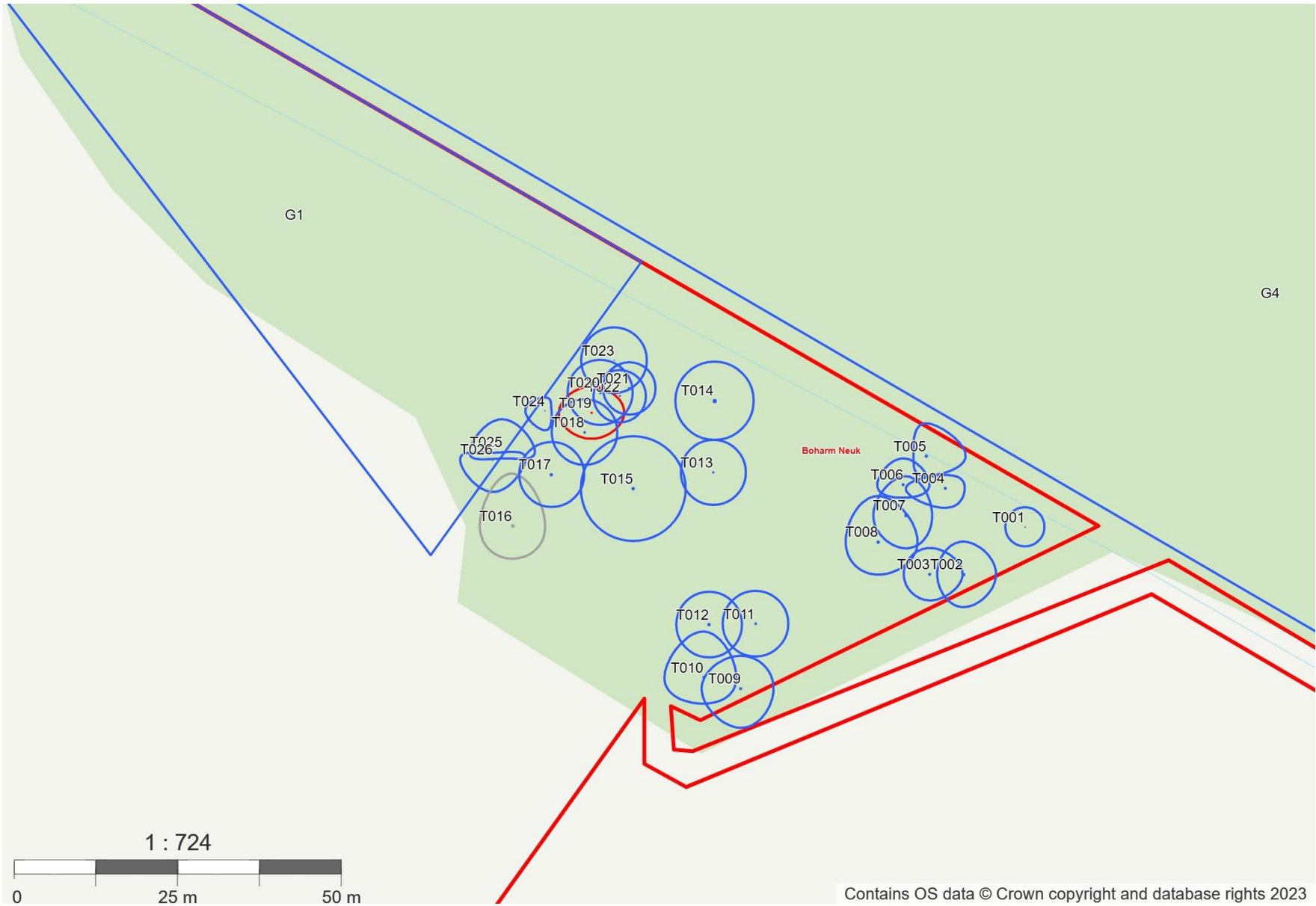
<b>Ref.</b>	This number identifies the trees, and corresponds with the provided plans
<b>Species</b>	The Common and Scientific name is given for each tree
<b>Structure</b>	Identifies if it is a tree, group of trees, or hedge
<b>Measurements</b>	Gives details of the trees Height in meters, number of stems, crown spread, life stage and remaining contribution
<b>General Observations</b>	Gives specific identifying features about the tree
<b>Retention Category</b>	Retention Category in relation to BS5837:2012 ref. Table1
<b>Spread</b>	Distance of crown spread in meters across the cardinal points
<b>RPA Radius</b>	Minimum distance Tree Protection Barriers should be placed from the trunk of trees that are to be retained
<b>RPA</b>	Minimum area below a tree, or group of trees Tree Protection Barriers should enclose

**Appendix Three: Tree Survey Recommendations**

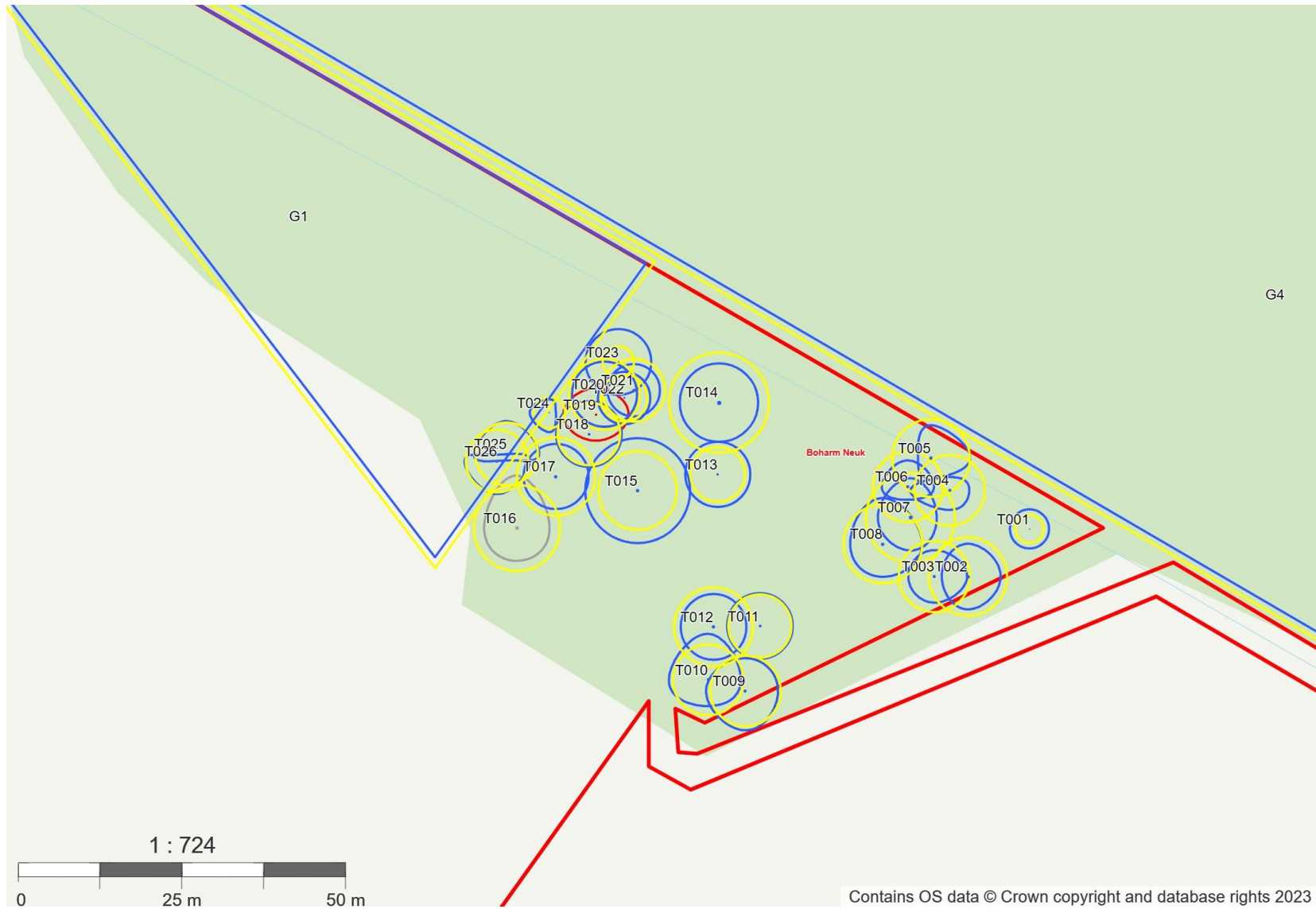
Ref.	Species	Measurements	Recommendation
G4	Sitka Spruce ( <i>Picea sitchensis</i> ) European Larch ( <i>Larix decidua</i> ) Norway Spruce ( <i>Picea abies</i> )	Height (m): 20 3 stems, avg.(mm): 400 Spread (m): 6N, 6E, 6S, 6W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Remove protruding fallen tree tops from roadside verge to facilitate visibility splay
T027	Goat Willow ( <i>Salix caprea</i> )	Height (m): 5 4 stems, avg.(mm): 150 Spread (m): 4N, 4E, 2S, 4W Life Stage: Young Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T028	Rowan ( <i>Sorbus aucuparia</i> )	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T029	Rowan ( <i>Sorbus aucuparia</i> )	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T030	Rowan ( <i>Sorbus aucuparia</i> )	Height (m): 7 Stem Diam (mm): 100 Spread (m): 2N, 3E, 2S, 1W	Remove tree to facilitate visibility splay
T031	Rowan ( <i>Sorbus aucuparia</i> )	Height (m): 6 Stem Diam (mm): 100 Spread (m): 2N, 2E, 2S, 1W	Remove tree to facilitate visibility splay

Appendix Four: Tree Constraints Plan





# Appendix Five: Tree Protection Plan







**From:** Shaya Anderson <Shaya.Anderson@moray.gov.uk>

**Sent:** 21 Mar 2023 09:26:25

**To:** DMSMyEmail@moray.gov.uk

**Cc:**

**Subject:** FW: 23/00423/PPP Erect dwellinghouse and detached garage, Site At Boharm Neuk

**Attachments:** 23-00423-PPP Erect dwellinghouse and detached garage Site At Boharm Neuk.pdf

---

**From:** Katrina Martin <Katrina.Martin@moray.gov.uk>

**Sent:** 21 March 2023 08:14

**To:** Katherine Donnachie <Katherine.Donnachie@moray.gov.uk>

**Cc:** DC-General Enquiries <development.control@moray.gov.uk>

**Subject:** 23/00423/PPP Erect dwellinghouse and detached garage, Site At Boharm Neuk

Hi Katherine,

Please find attached the developer obligations assessment that has been undertaken for the above planning application. A copy of the report has been sent to the applicant.

Kind regards

**Katrina Martin** | Senior Infrastructure Growth/Obligations Officer (Strategic Planning & Development) | Economic Growth and Development

[katrina.martin@moray.gov.uk](mailto:katrina.martin@moray.gov.uk) | [website](#) | [facebook](#) | [twitter](#) | [instagram](#) | [news](#)

The logo for Moray Council, featuring the word "MORAY" in a stylized, purple, serif font above the word "council" in a smaller, purple, sans-serif font.



**MORAY COUNCIL  
PLANNING CONSULTATION RESPONSE**

**From:** The Moray Council, Flood Risk Management  
**Planning Application Ref. No:** 23/00423/PPP

I have the following comments to make on the application:-

- |   | <b>Please</b>                        |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <b>x</b><br><input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <input checked="" type="checkbox"/>  |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/>             |
| (d) Further information is required in order to consider the application as set out below                                 | <input type="checkbox"/>             |

Contact: Stefania Brady Date 27/03/2023  
email address: [Stefania.brady@moray.gov.uk](mailto:Stefania.brady@moray.gov.uk) Phone No 07815647387

**Consultee:** The Moray Council, Flood Risk Management



Friday, 17 March 2023



Local Planner  
Development Services  
Moray Council  
Elgin  
IV30 1BX

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
G33 6FB

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Dear Customer,

**Site At Boharm Neuk, Boharm, Craigellachie, AB38 9RN**  
**Planning Ref: 23/00423/PPP**  
**Our Ref: DSCAS-0083237-XN3**  
**Proposal: Erect dwellinghouse and detached garage**

**Please quote our reference in all future correspondence**

## **Audit of Proposal**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

## **Water Capacity Assessment**

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Badentinan Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
- ▶ The nearest public water main is approx. 750m from the proposed site.

## **Waste Water Capacity Assessment**

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

## Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

---

## Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

### General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
  - ▶ Site Investigation Services (UK) Ltd
  - ▶ Tel: 0333 123 1223
  - ▶ Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)
  - ▶ [www.sisplan.co.uk](http://www.sisplan.co.uk)
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
  - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
- 

## **Next Steps:**

### **▶ All Proposed Developments**

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

### **▶ Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

### **▶ Trade Effluent Discharge from Non-Domestic Property:**

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto:TEQ@scottishwater.co.uk) using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Angela Allison**

Development Services Analyst

[PlanningConsultations@scottishwater.co.uk](mailto:PlanningConsultations@scottishwater.co.uk)

**Scottish Water Disclaimer:**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*



# **Consultee Comments for Planning Application 23/00423/PPP**

## **Application Summary**

Application Number: 23/00423/PPP

Address: Site At Boharm Neuk Boharm Craigellachie Moray

Proposal: Erect dwellinghouse and detached garage

Case Officer: Katherine Donnachie

## **Consultee Details**

Name: Mr CL Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: Not Available

On Behalf Of: Contaminated Land

## **Comments**

Approved unconditionally

By Adrian Muscutt EHO



# **Consultee Comments for Planning Application 23/00423/PPP**

## **Application Summary**

Application Number: 23/00423/PPP

Address: Site At Boharm Neuk Boharm Craigellachie Moray

Proposal: Erect dwellinghouse and detached garage

Case Officer: Katherine Donnachie

## **Consultee Details**

Name: Mr EH Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: Not Available

On Behalf Of: Environmental Health C12

## **Comments**

Approved unconditionally by Andrew Stewart, Principal Environmental Health Officer (20/3/23)



## Consultation Request Notification

<b>Planning Authority Name</b>	Moray Council
<b>Response Date</b>	31st March 2023
<b>Planning Authority Reference</b>	23/00423/PPP
<b>Nature of Proposal (Description)</b>	Erect dwellinghouse and detached garage
<b>Site</b>	Site At Boharm Neuk Boharm Craigellachie Moray
<b>Site Postcode</b>	N/A
<b>Site Gazetteer UPRN</b>	000133053173
<b>Proposal Location Easting</b>	332826
<b>Proposal Location Northing</b>	847908
<b>Area of application site (M<sup>2</sup>)</b>	26967
<b>Additional Comment</b>	
<b>Development Hierarchy Level</b>	LOCAL
<b>Supporting Documentation URL</b>	<a href="https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=RRG64UBGMJO00">https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=RRG64UBGMJO00</a>
<b>Previous Application</b>	
<b>Date of Consultation</b>	17th March 2023
<b>Is this a re-consultation of an existing application?</b>	No
<b>Applicant Name</b>	Mr Robert Morrison
<b>Applicant Organisation Name</b>	
<b>Applicant Address</b>	Mosacre Boharm Craigellachie Mora AB38 9RL
<b>Agent Name</b>	S Reid Design
<b>Agent Organisation Name</b>	
<b>Agent Address</b>	The Sma Glen Rothes Aberlour Moray AB38 7AG
<b>Agent Phone Number</b>	
<b>Agent Email Address</b>	N/A
<b>Case Officer</b>	Katherine Donnachie
<b>Case Officer Phone number</b>	01343 563101
<b>Case Officer email address</b>	katherine.donnachie@moray.gov.uk
<b>PA Response To</b>	consultation.planning@moray.gov.uk

**NOTE:**

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Data Protection - Moray Council is the data controller for this process. Information collected about you on this form will be used to process your Planning Application, and the Council has a duty to process your information fairly. Information we hold must be accurate, up to date, is kept only for as long as is necessary and is otherwise shared only where we are legally obliged to do so. You have a legal right to obtain details of the information that we hold about you.

For full terms please visit [http://www.moray.gov.uk/moray\\_standard/page\\_121513.html](http://www.moray.gov.uk/moray_standard/page_121513.html)

For full Data Protection policy, information and rights please see [http://www.moray.gov.uk/moray\\_standard/page\\_119859.html](http://www.moray.gov.uk/moray_standard/page_119859.html)

You can contact our Data Protection Officer at [info@moray.gov.uk](mailto:info@moray.gov.uk) or 01343 562633 for more information.

Please respond using the attached form:-

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Transportation Manager

**Planning Application Ref. No: 23/00423/PPP**

**Erect dwellinghouse and detached garage Site At Boharm Neuk Boharm Craigellachie Moray for Mr Robert Morrison**

I have the following comments to make on the application:-

- |   | <b>Please</b>                       |
|---|-------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <input type="checkbox"/>            |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <input type="checkbox"/>            |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input checked="" type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below                                 | <input type="checkbox"/>            |

### **Condition(s)**

1. No development shall commence until:

- i) a detailed drawing (scale 1:500 or 1:1000 which shall also include details to demonstrate control of the land) showing the visibility splay 2.4 metres by 120 metres in both directions, and a schedule of maintenance for the splay area has been submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
- ii) thereafter the visibility splay shall be provided in accordance with the approved drawing prior to any works commencing (except for those works associated with the provision of the visibility splay); and
- iii) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the carriageway in accordance with the agreed schedule of maintenance.

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit, in the interests of road safety for the proposed development and other road users.

2. No development shall commence until a detailed drawing (scale 1:500) showing the location and design of a passing place on the section of the U60H Belnagarrow - Oldtown Road (to the Moray Council standards and specification), has been submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority; and thereafter the passing place shall be constructed in accordance with the approved drawing prior to any development works commencing (except for those works associated with the provision of the passing place).

Reason: To enable drivers of vehicles to have adequate forward visibility to see approaching traffic and for two vehicles to safely pass each other ensuring the safety and free flow of traffic on the public road.

3. No development works shall commence on the dwelling house shall commence until a detailed drawing (scale 1:200) has been submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority confirming the provision of, or location where a future Electric Vehicle (EV) charging unit is to be connected to an appropriate electricity supply, including details (written proposals and plans) to confirm the provision of the necessary cabling, ducting, and consumer units capable of supporting the future charging unit; and thereafter the EV charging infrastructure shall be provided in accordance with the approved drawing and details prior to the first occupation of the dwelling house.

Reason: In the interests of an acceptable form of development and the provision of infrastructure to support the use of low carbon transport, through the provision of details currently lacking.

4. No development shall commence until details have been submitted for the approval in writing of the Planning Authority, in consultation with the Roads Authority, for provision of a bin store to safely contain recycling bins. The bin store should be located in close proximity to the site access onto the public road but out with the required visibility splays; and thereafter the bin store shall be constructed in accordance with the approved details prior to the first occupation of the dwelling house.

To ensure acceptable development that does not create any hazard to road users in the interests of road safety through the provision of details currently lacking

5. Parking provision shall be as follows:

- 2 spaces for a dwelling with two or three bedrooms; or
- 3 spaces for a dwelling with four bedrooms or more.

The car parking spaces shall be provided within the site prior to the first occupation of the dwelling house. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.

Reason: To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development and road safety.

6. Prior to the first occupation of the dwelling house, the first 10m of the access track, measured from the edge of the public carriageway, shall be constructed to the Moray Council specification and surfaced with bituminous macadam. The width of the vehicular access shall be minimum 3.5 metres, and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway.

Reason: To ensure acceptable infrastructure at the development access.

7. Prior to the first occupation of the dwelling house, an access lay-by 8.0m long by 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the public road. The vehicular access should lead off the lay-by. The lay-by must be constructed in accordance



with the Moray Council specification and surfaced with bituminous macadam.

Reason: To enable visiting service vehicles to park clear of the public road in the interests of road safety.

8. Any existing ditch, watercourse or drain under the site access shall be piped using a suitable diameter of pipe, agreed with the Roads Maintenance Manager (300mm minimum). The pipe shall be laid to a self-cleansing gradient and connected to an outfall.

Reason: To ensure the construction of an acceptable access in the interests of road safety and effective drainage infrastructure.

9. No water shall be permitted to drain or loose material be carried onto the public carriageway.

Reason: To ensure the safety and free flow of traffic on the public road and access to the site by minimising the road safety impact from extraneous material and surface water in the vicinity of the new access.

10. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.

Reason: To ensure the provision for vehicles to enter/exit in a forward gear in the interests of the safety and free flow of traffic on the public road

11. Boundary walls/fences shall be set back from the edge of the public carriageway at a distance of as existing.

Reason: To ensure acceptable development in the interests of road safety.

#### **Further comment(s) to be passed to applicant**

The formation of the required visibility splay will involve the cutting back/ removal of gorse, small trees and vegetation, and may require minor regrading works to the verge.

Planning consent does not carry with it the right to carry out works within the public road boundary.

The provision of Electric Vehicle (EV) chargers and/or associated infrastructure shall be provided in accordance with Moray Council guidelines. Cabling between charging units and parking spaces must not cross or obstruct the public road including footways. Infrastructure provided to enable EV charging must be retained for this purpose for the lifetime of the development unless otherwise agreed in writing by the Planning Authority. Guidance on Electric Vehicle (EV) Charging requirements can be found at: <http://www.moray.gov.uk/downloads/file134860.pdf>

Before commencing development the applicant is obliged to apply for Construction Consent in accordance with Section 21 of the Roads (Scotland) Act 1984 for new roads. (Passing Place) The applicant will be required to provide technical information, including drawings and drainage calculations. Advice on this matter can be obtained from the Moray Council web site or by emailing [constructionconsent@moray.gov.uk](mailto:constructionconsent@moray.gov.uk)

Before starting any work on the existing public road the applicant is obliged to apply for a

road opening permit in accordance with Section 56 of the Roads (Scotland) Act 1984. This includes any temporary access joining with the public road. Advice on these matters can be obtained by emailing [roadspermits@moray.gov.uk](mailto:roadspermits@moray.gov.uk)

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

The applicant shall free and relieve the Roads Authority from any claims arising out of their operations on the road or extension to the road.

**Contact: AG**  
**email address: [Transport.develop@moray.gov.uk](mailto:Transport.develop@moray.gov.uk)**  
**Consultee: TRANSPORTATION**

**Date 23 March 2023**

<b>Return response to</b>	<b><a href="mailto:consultation.planning@moray.gov.uk">consultation.planning@moray.gov.uk</a></b>
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Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

## **REPORT OF HANDLING**

<b>Ref No:</b>	23/00423/PPP	<b>Officer:</b>	Katherine Donnachie
<b>Proposal Description/ Address</b>	Erect dwellinghouse and detached garage at Site At Boharm Neuk Boharm Craigellachie Moray		
<b>Date:</b>	19.07.2023	<b>Typist Initials:</b>	LMC

<b>RECOMMENDATION</b>		
<b>Approve, without or with condition(s) listed below</b>		<b>N</b>
<b>Refuse, subject to reason(s) listed below</b>		<b>Y</b>
<b>Legal Agreement required e.g. S,75</b>		<b>N</b>
<b>Notification to Scottish Ministers/Historic Scotland</b>		<b>N</b>
<b>Hearing requirements</b>	<b>Departure</b>	<b>N</b>
	<b>Pre-determination</b>	<b>N</b>

<b>CONSULTATIONS</b>		
<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Planning And Development Obligations	21/03/23	Developer obligations required towards healthcare (contribution towards reconfiguration of Aberlour Health Centre and one additional dental chair) and towards transport (contribution towards demand responsive transport – dial a bus.) Under policy requirements affordable housing contribution will be required – this is not a developer obligation but rather a policy requirement.
Moray Flood Risk Management	29/03/23	No objections.
Environmental Health Manager	22/03/23	No objections.
Contaminated Land	21/03/23	No objections.
Transportation Manager	23/03/23	No objections subject to conditions including electric vehicle charging provision, provision of passing place on U60H Belnagarrow – Oldtown road, provision and control of visibility splays, bin storage details, parking turning and layby provision, surfacing of access, and standard boundary and drainage conditions.
Scottish Water	17/03/23	No objections – note that there is public water supply available. Applicant will require to confirm capacity with the agency.

<b>DEVELOPMENT PLAN POLICY</b>		
<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
PP1 Placemaking		Refer to observations
PP3 Infrastructure and Services		Refer to observations
DP1 Development Principles	Y	
DP2 Housing		Refer to observations
DP4 Rural Housing	Y	
EP1 Natural Heritage Designation		Refer to observations
EP2 Biodiversity		Refer to observations
EP7 Forestry Woodland and Trees		Refer to observations
EP12 Management and Enhancement Water		Refer to observations
EP13 Foul Drainage		Refer to observations
NPF1 - Tackling the Climate		Refer to observations
NPF2 - Climate mitigation and adaptation		Refer to observations
NPF3 - Biodiversity		Refer to observations
NPF6 - Forestry, woodland and trees		Refer to observations
NPF13 - Sustainable transport		Refer to observations
NPF14 - Design, quality and place		Refer to observations
NPF17 - Rural homes	Y	Refer to observations
NPF22 - Flood risk		Refer to observations
NPF18 - Infrastructure first		Refer to observations

<b>REPRESENTATIONS</b>		
Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO):		

## **OBSERVATIONS – ASSESSMENT OF PROPOSAL**

### **Proposals**

This application seeks planning in principle consent for a new house in the countryside. As this is simply an application for the principle of a new house no details of design and siting have been provided at this stage. The site plan does however indicate that the new house could be located in the south eastern part of the site within a clearing in the mature Scots Pines in this part of the site.

Access will be taken via an existing field gate opening onto the Belnagarrow - Oldtown public road which runs along the far south east of site passing the applicant's current house at Mosacre by Coldhome. This opening will be upgraded and it is proposed to form a new track leading north westwards along the field boundary up from the access point to the proposed house site in order to serve the new development.

The supporting site plan indicates that existing mature trees on site will be retained, although as set out in the Tree Survey report some younger roadside native trees will require to be removed to facilitate visibility splays.

Surface water will be disposed of to a rain garden with discharge to ditch. Similarly foul water will be discharged to this ditch via a treatment plant. It is proposed to connect to the public water supply.

### **Site**

The proposed site comprises part of an agricultural field on Coldhome Farm which is located on the minor back road leading from Aulton to Belnagarrow, running above, and parallel to, the main Mulben to Craigellachie road. Coldhome Farm itself lies to the south of this minor road as does the applicant's current house at Mosacre. The proposed house site lies at the top of a sloping agricultural field leading westwards up from this road with a new access track to be formed along the northern site boundary to service the site. Woodland lies to the northeast of this proposed track and this land is outwith the applicant's control.

The site lies over 200 metres back from the public road and is large, roughly square and contains an area of mature trees including Scots Pine in the eastern part. It is proposed to site the house within this area. Further woodland lies to the north and west and agricultural land to the south between the site and the public road.

### **Planning History**

Whilst there is no specific planning history on the site itself there is considerable planning history in the immediate area with a number of extant planning consents dating from some years ago yet to be developed, but remaining live as work was confirmed to have commenced on site.

Key sites are as follows:

- 12/01259/APP - house site to immediate west of application site approved and extant at Newfield Neuk
- 10/00207/APP - house site to south west on roadside approved and extant at Lower Newfield
- 11/01484/APP house site further west on roadside approved and extant at Belnagarrow Heights Newfield
- 08/00538/FUL- house site to south on opposite side of road and to north of Coldhome Farm approved and extant at Newfield Oldtown Boharm
- 08/00539/FUL -house site to south on opposite side of road and to north of Coldhome Farm approved and extant at Viewfield Oldtown
- 13/00988/APP -house site to south on opposite side of road and to north of Coldhome Farm approved and extant at South Oldtown Oldtown

These last three sites effectively form a row of housing here. There have been other refusals near these plots. An additional plot was approved here in 2008 at Hillside Oldtown which appears to have expired (reference 08/01426/FUL.) A build up plan to illustrate this has been produced by this Service.

There are also numerous other new houses in the wider area which is recognised by the Local Development Plan designation further west as a "sensitive and pressurised" area. The application site itself lies outwith this designation.

## **APPRAISAL**

### **Policy Background**

Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the Development Plan i.e. National Planning Framework 4 (NPF) and the adopted Moray Local Development Plan 2020 (MLDP) unless material considerations indicate otherwise.

### **Principle**

In terms of rural housing (as is the case here) all proposals are assessed against NPF4 policy 17 Rural Home and MLDP policy DP4 Rural Housing. NPF4 policy 17 requires that the Local Development Plan should set out a tailored approach to rural housing and reflect locally appropriate delivery approaches. Moray Council's 'tailored approach' is based on a rural development hierarchy set out in MDLP Policy DP4 Rural Housing. The hierarchy seeks to direct new development to rural groupings, then the reuse and replacement of traditional buildings and finally new houses in the open countryside. In the open countryside a spatial strategy has been developed to direct development away from the most sensitive locations by identifying pressurised/sensitive areas and areas of intermediate pressure.

Proposals for a single house will be supported within a rural grouping or an area of intermediate pressure as identified in the MLDP policy DP4 where it meets the siting and design criteria of MLDP policy DP4. These sites are 'allocated' for the purposes of NPF4 policy 17a (i).

In this case the site lies outwith any designated rural groupings and within an area of intermediate pressure which, as noted above, is considered to be an "allocated" area for the purposes of NPF Policy 17 Rural Homes. Consequently there is support for a new house in the countryside providing it meets with the siting and design criteria of MDLP policy DP4. As the site is not within a pressurised and sensitive area there is no need to make a business or farming case for the development whereby the applicants supporting case is not relevant to the consideration of the application - it is simply whether or not the proposal meets the siting and design criteria of policy DP4 which falls to be considered. This will be considered now.

### **Siting, Landscape and Amenity Issues**

MDLP Policy DP4 sets out that proposals for single houses must be well sited and designed to fit with the local landscape character. This is echoed in NPF Policy 17 which states that new homes in rural areas will be supported where the development is suitably scaled, sited, and designed to be in keeping with the character of the area.

Policy DP4 sets out that new proposals will be assessed in relation to siting criteria which have been devised to ensure that new development is low impact, integrates sensitively into the landscape, reflects the rural character and is of a high design quality, with siting criteria set out as follows:

1. There must be existing landform, mature trees, established woodland or buildings of a sufficient scale to provide acceptable enclosure, containment and backdrop for the proposed house. These features must be immediately adjoining the site (i.e. on the boundary) Field drains, ditches, burns, post and wire fencing, roads and tracks do not provide adequate enclosure or containment.
2. The new house must not create ribbon development, contribute to an unacceptable build- up of housing or detrimentally alter the rural character of an area due to its prominent or roadside location.
3. Artificial mounding, cut and fill and /or clear felling woodland to create plots will not be permitted.
4. 15% of the plot must be landscaped with native tree species with detail provided within this particular criterion setting out what would be required.

Policy DP4 is supported by a policy guidance note on cumulative build up which sets out that cumulative build- up of rural housing is occurring across Moray and can take the form of sequential build up when travelling through the area, the concentration of new houses in an area that overwhelms traditional buildings, and identifiable clusters of suburban development.

MDLP Policy DP1: Development Principles also requires that all new development must be integrated into the surrounding landscape with scale, density and character appropriate to the surrounding area, creating a sense of place as required by Policy PP1: Placemaking. As noted earlier NPF Policy 17 similarly requires new rural housing to be suitably sited.

In this case the application site forms part of an agricultural field. It is a large site and there is a degree of visual enclosure offered by the existing vegetation on site, and by the woodland to the east and north. Depending on where a new house was situated on site there could potentially be sufficient containment for a new house. As this is only an application for planning in principle it is difficult to fully assess this point given the scale of the house site which extends northward over farmland to the woodland to the north east. However the applicant's supporting site plan does indicate that a new house would be located within a clearing in the existing tree cover. Providing existing trees were retained and their roots protected this could be feasible and if supported suitable planning conditions could be attached to achieve this.

However the site is not considered to be fully in keeping with the landscape and development pattern area here, being set well back from the road and in an area where there is a clear build-up of new housing development as set out in the planning history section earlier. There are numerous live consents in the immediate area and if these proceed - as they could - it is considered that a cumulative build-up of housing will occur contrary to policy DP4 which seeks to avoid an unacceptable build-up of housing.

As noted earlier Policy DP4 is supported by a policy guidance note on cumulative build up which sets out that cumulative build- up of rural housing is occurring across Moray and can take the form of sequential build up when travelling through the area, the concentration of new houses in an area that overwhelms traditional buildings, and identifiable clusters of suburban development. To help identify where build up is becoming an issue and having unacceptable landscape and visual impacts a number of siting and design build up indicators have been developed against which applications can be assessed. These criteria explain that siting indicators include:

- when the number of new houses overwhelms the presence of older buildings such that the new houses are the predominant components of the landscape.
- the incidence and inter-visibility of -new houses are a major characteristic of the landscape.
- there is a prominence of new houses from key viewpoints such as roads, paths and settlements
- there is sequential visual effects of cumulative build-up of new housing when travelling along roads in the vicinity of the site.
- new housing would result in ribbon development by effectively joining up concentrated clusters of development.

With the exception of ribbon development (which the positioning of the site back from the public road avoids) the proposed development is considered to display all of these indicators when viewed in combination with all the consented live consents in the immediate area. As such the development is considered to be contrary to MDLP Policy DP4 and NPF Policy 17.

In terms of design indicators for cumulative build-up as this is an application for planning in principle and the other live consents have not yet been built this is not a particular consideration at this stage. Also in relation to design if the application was otherwise acceptable suitable planning conditions could be attached to ensure that a satisfactory design was delivered.

It is noted that in terms of wider amenity due to the location of the proposed site relative to other houses in the area there is not considered to be any impacts on residential amenity arising.

Finally whilst the family circumstances of the applicants are appreciated in that the house may be required for the working of the farm this is not considered to constitute a land use planning reason to set aside policy on siting of new rural housing.

### **Servicing**

MDLP Policy PP3 Infrastructure and Services sets out how new development should be coordinated with infrastructure to ensure that places function properly and are adequately serviced. Policy DP1 of the 2020 Plan also sets out the need for appropriate servicing and access. NPF Policy 13 Sustainable Transport similarly supports new development where it is in line with the sustainable transport and investment hierarchies.

In this respect the proposed development would upgrade an existing access point onto the public road network. The technical consultee (Transportation Manager) has no objections subject to conditions which be readily attached in the event of the application being supported. The impact upon existing young roadside trees in terms of trimming back/removal to achieve the necessary visibility splays is also not considered to present a particular land use planning difficulty as compensatory planting could be readily secured if required.

In terms of sustainable transport the development relates to a site which it is understood is intended to provide accommodation for the farmer with a contribution towards the dial a bus scheme to be secured by developer obligations in this case. In these circumstances the proposed development is considered to comply with NPF Policy 13.

MDLP Policy DP1 also requires that acceptable water and drainage provision is made including the use of sustainable urban drainage systems (SUDS) for the disposal of surface water. This is expanded upon in Policy EP12 Management and Enhancement of the Water Environment and Policy EP13 Foul Drainage. NPF Policy 22 - Flood Risk and Water Management similarly creates a presumption against all development at risk from flooding and seeks to ensure that there is no risk of surface water flooding to others and that all rain and surface water is managed through sustainable urban drainage systems (SUDS).

The technical consultee (Flood Risk Management Team) has no objection to the proposed arrangements for surface and foul water disposal whilst Scottish Water has raised no objections to the proposal in terms of connection to public water supplies, although their consent will be required to make such connections.

The development is therefore considered to comply with policy on servicing subject to appropriate conditions being attached in the event of the application being supported.

### **Environmental Impacts**

Policy DP1: Development Principles sets out that development should conserve and enhance the natural and built environment and cultural resources. This is reinforced by Policy EP1 Natural Heritage Designations which seeks to ensure that development does not have an adverse effect on any European Protected Species (EPS). MDLP Policy DP1 Development Principles requires new development to demonstrate how it will conserve and enhance the natural environment. This is reinforced by policy EP2 Biodiversity which seeks to enhance biodiversity. NPF Policy 4 - Natural Places similarly does not support development which will have an unacceptable impact on the natural environment whilst NPF Policy 3 Biodiversity requires development to contribute to the enhancement of biodiversity and where possible ensuring that nature based solutions have been integrated into the development. Policy 3 explains that measures should be proportionate to the nature and scale of the development.



The proposed site is currently a mixture of grassland and woodland with a tree survey submitted to demonstrate that a house could be accommodated without any loss of mature trees. If the application was supported planning conditions could be attached to ensure that additional planting was secured which could be readily delivered on this large site. There would therefore be some potential over time to enhance biodiversity. Consequently the proposed development is considered to be comply with policy. Furthermore it does not contravene policy on tree loss (MDLP policy EP7 and NPF Policy 6)

Finally in relation to environmental impacts Policy DP1 Development Requirements seeks to ensure that proposals address and mitigate any contaminated land issues. In this case the Council Contaminated Land Team has no objections.

### Developer Obligations and Affordable Housing Contributions

MDLP Policy PP3: Infrastructure and Services sets out that contributions will be sought from developers in cases where a development would have a measurable adverse or negative impact upon existing infrastructure, community facilities or amenity. The Developer Obligations Team has calculated that a contribution towards healthcare and transport (dial a bus) is required in this case. The applicant is willing to pay these contributions should the application be supported. Accordingly a Section 75 legal agreement or upfront payment would be required to secure the payments if the application was supported.

Policy DP 2(d): Housing also now sets out that all housing developments must provide a contribution towards the provision of affordable housing. The applicant is also willing to pay this contributions so if the application was supported then a Section 75 legal agreement or upfront payment would be required for this too.

### Conclusion

In these overall circumstances the proposed development is not considered to comply with the Moray Local Development Plan and National Planning Framework policies for rural housing due to its contribution to the unacceptable build-up of housing in the area and the detrimental effect on the rural character of the area arising from this. Accordingly refusal is recommended.

### OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

### HISTORY

Reference No.	Description		
	Decision		Date Of Decision

### ADVERT

Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Northern Scot	No Premises	13/04/23
PINS	No Premises	13/04/23

### DEVELOPER CONTRIBUTIONS (PGU)

Status
Cont sought

**DOCUMENTS, ASSESSMENTS etc. \***

\* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc

Supporting information submitted with application?	YES	
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Summary of main issues raised in each statement/assessment/report

Document Name: Site Investigation and Drainage Assessment

Main Issues: Confirms site outwith areas of fluvial and pluvial flooding. Notes that there is surface water flooding areas on the SEPA maps to the southeast downstream of the site associated with the existing ditch. To avoid any impacts the surface water arrangements have been designed to manage flows up to and including a 1:200 event.

Ground conditions are unsuitable for use of standard stone filled soakaways. Foul water is to be disposed of via treatment plant with outfall to existing drainage ditch with additional filter bed treatment before discharge. The soakpit to be wrapped in impermeable membrane to prevent water ingress. Surface water will also discharge to the ditch via suitably sized rain garden attenuation. SEPA consent will be required for the discharges.

Document Name: Policy 17 Rural Homes Statement

Main Issues: Explains the farming case for the site setting out that Coldhome farm consists of 30 hectares of arable land owned by the applicant's brother who lives at Spey Bay where he runs another farm. The applicant lives at Mosacre Coldhome and helps with the running of the farm and also runs a forestry harvesting business. His current accommodation is too small and he requires a larger house on site with the original house to then be occupied by his eldest child. It concludes that there is an operational need for the house.

Document Name: Tree Survey Report

Main Issues: Considers impacts of development upon trees and hedgerows on the site and contains arboricultural impact assessment to address any impacts, makes recommendations for any works to trees considered to be necessary and contain guidance on tree protection. Concludes that although there was no evidence of red squirrels in the trees they may use them. Concludes that a house could be sited within the site with limited impact on the trees. Provision of access and layby will result in loss of young roadside willow tree along with further tree removal (mainly category C rowan trees) along roadside to facilitate visibility splays. Trees on the site include numerous category B scots pine.

**S.75 AGREEMENT**

Application subject to S.75 Agreement		NO
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Summary of terms of agreement:

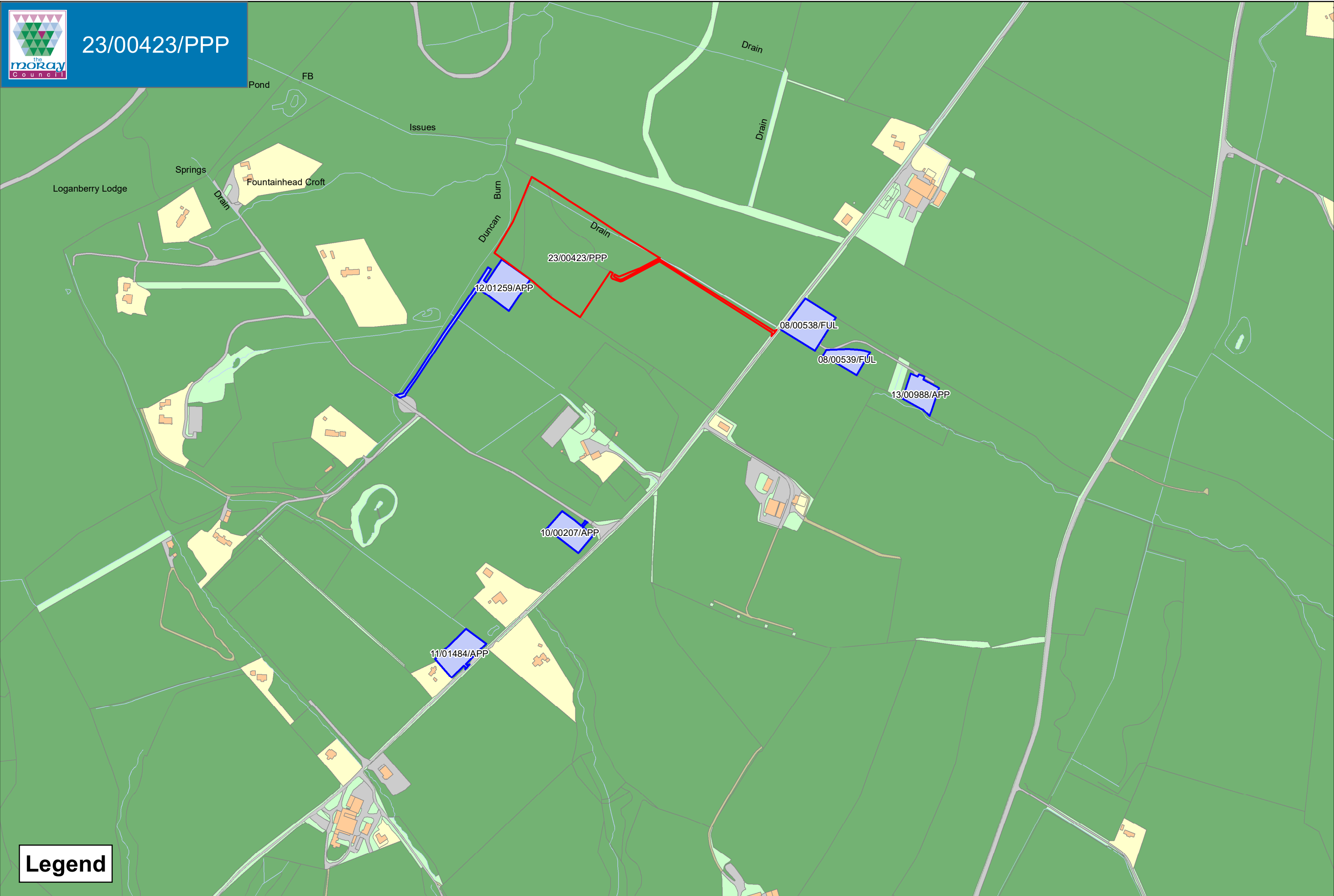
Location where terms or summary of terms can be inspected:

<b>DIRECTION(S) MADE BY SCOTTISH MINISTERS</b> (under DMR2008 Regs)			
Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
Summary of Direction(s)			





23/00423/PPP



**Legend**



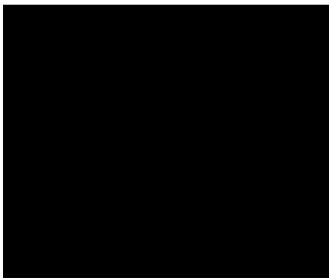


**MORAY COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,  
as amended**

**REFUSAL OF PLANNING PERMISSION**

**[Speyside Glenlivet]  
Planning Permission in Principle**

TO



With reference to your application for planning permission in principle under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect dwellinghouse and detached garage at Site At Boharm Neuk Boharm  
Craigellachie Moray**

and for the reason(s) set out in the attached schedule.

Date of Notice: **20 July 2023**



**HEAD OF ECONOMIC GROWTH AND DEVELOPMENT**

Economy, Environment and Finance

Moray Council

PO Box 6760

ELGIN

Moray

IV30 1BX

**IMPORTANT**  
**YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW**

**SCHEDULE OF REASON(S) FOR REFUSAL**

By this Notice, the Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The development is contrary to Moray Local Development Plan 2020 Policies DP4: Rural Housing and DP1: Development Principles and to National Planning Framework Policy 17 Rural Homes for the following reasons:

1. The proposed development does not fit into the local landscape character in that the new house will be set far back from, and above, the public road out of character with the prevailing original development pattern in the area with the visual impacts of this exacerbated by the relationship to live planning consents for new house sites in the immediate area.
2. The proposed development, together with the number of live planning consents for new house sites in the immediate area, will contribute to an unacceptable build-up of housing and detrimentally alter the rural character of the area, creating unacceptable visual and landscape impacts.
3. The proposed development is contrary to Moray Local Development Plan Policy DP4 Rural Housing and its associated Policy Guidance on Cumulative Build Up as, together with other live planning consents for new houses sites in the immediate area, it will result in new houses overwhelming the presence of older buildings such that new houses are the predominant components of the landscape with the original settlement pattern difficult to perceive; the incidence and inter-visibility of new houses will become a major characteristic of the landscape; there will be a prominence of new houses from key viewpoints such as the public road; and there will be sequential visual effects of cumulative build-up of new housing experienced when travelling along roads in the vicinity of the site.

**LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT**

The following plans and drawings form part of the decision:-

<b>Reference</b>	<b>Version</b>	<b>Title</b>
BO.NEUK/PIP/02		Block plan
BO.NEUK/PIP/01		Part site plan
		Location plan

**DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL,  
AS AGREED WITH APPLICANT (S.32A of 1997 ACT)**

Revised plan to show land ownership.



**NOTICE OF APPEAL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from [www.eplanning.scot/eplanningClient](http://www.eplanning.scot/eplanningClient)

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

